

REAL PROPERTY MORTGAGE

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|--|---------------------------------------|---|----------------------------------|--------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS James Douglas Poteat Miriam M Poteat 12 Delray Circle Greenville, S.C. 29611 | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 liberty lane P.O. Box 5758 Station B Greenville, S.C. 29606 | | | |
| LOAN NUMBER 29699 | DATE 4-15-84 | DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 4-15-84 | NUMBER OF PAYMENTS 120 | DATE DUE EACH MONTH 11 | DATE FIRST PAYMENT DUE 5-11-84 |
| AMOUNT OF FIRST PAYMENT \$ 276.00 | AMOUNT OF OTHER PAYMENTS \$ 276.00 | DATE FINAL PAYMENT DUE 4-11-94 | TOTAL OF PAYMENTS \$ 33120.00 | AMOUNT FINANCED \$ 16787.25 | |

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

All that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Northern side of Delray Circle, in Greenville County, S.C., being shown and designated as Lot 8 on a Final Plat of Farmington Acres, Section Two, dated September 24, 1964 made by Carolina Engineering & Surveying Company, and recorded in the RMC Office for Greenville County, S.C. in Plat Book BBB, page 27, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to Thomas L. and Annice W. Hawkins by deed of William B. and Linda P. Hines, recorded in the RMC Office for said County and State in Deed Book 846, page 573, the one-half interest in which of Thomas L. Hawkins was conveyed to the Grantor herein by deed recorded in the RMC Office for said County and State in Deed Book 853 page 503, and is hereby conveyed subject to rights of way easements, roadways, and restrictive covenants shown on the aforementioned recorded plat and of public record applicable to Farmington Acres, Section Two. Derivation: Deed Book 890, Page 647, ANNICE W. HAWKINS dated May 27, 1970.

Also known as 12 Delray Circle, Greenville, S.C.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

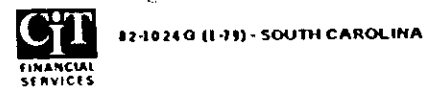
Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
in the presence of

[Signature]
 (Witness)
[Signature]
 (Witness)

James Douglas Poteat (L.S.)
 JAMES DOUGLAS POTEAT
Miriam M. Poteat (L.S.)
 MIRIAM M POTEAT



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