

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Charlie Martin Eloise G. Martin 3 East Castle Drive, Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 4b Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29720	DATE APR 25 11 43 AM '81 4-21-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION APR 30-81	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 30	DATE FIRST PAYMENT DUE 5-30-81
AMOUNT OF FIRST PAYMENT \$ 164.00	AMOUNT OF OTHER PAYMENTS \$ 164.00	DATE FINAL PAYMENT DUE 4-30-92	TOTAL OF PAYMENTS \$ 15744.00	AMOUNT FINANCED \$ 8444.38	

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 situate, lying and being on the western side of East Castle Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 218 as shown on plat of Pine Hill Village, prepared by R.K. Campbell, dated July 9, 1962, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ at Page 168; reference to said plat being craved for a metes and bounds description; said property fronts on East Castle Road.

This being the same property heretofore conveyed to Wooten Corporation by deed of Ouren, Inc. recorded February 17, 1965 in Deed Book 767, Page 515.

Derivation: Deed Book 1103, Page 280 Wooten Corporation of Wilmington dated May 24, 1979.

Also known as 3 East Castle Drive, Greenville, South Carolina

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

Shawn Roach
(Witness)

H. McClinton
(Witness)

Charlie Martin
CHARLIE MARTIN (L.S.)

Eloise G. Martin
ELOISE G. MARTIN (L.S.)



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