

REAL PROPERTY MORTGAGE

VOL 1060 PAGE 934

NAMES AND ADDRESSES OF ALL MORTGAGORS Kermit S. Taylor Jr. 108 Ridgeway Drive Greenville, S.C. 29607		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29725	DATE 5-2-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-7-84	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 07	DATE FIRST PAYMENT DUE 6-7-84
AMOUNT OF FIRST PAYMENT \$ 115.00	AMOUNT OF OTHER PAYMENTS \$ 115.00	DATE FINAL PAYMENT DUE 5-7-89	TOTAL OF PAYMENTS \$ 6900.00	AMOUNT FINANCED \$ 4781.08	

FILED
 GREENVILLE - S.C.
 MAY 3 4 00 PM '84
 JONNIE STANNERSLEY
 R.M.C.

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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, known as Lot No. 6 according to a plat of property of Walter Griffin, et al, made by Piedmont Engineering Service, February 28, 1957 and revised April 10, 1958 and having, according to said plat, the following metes and bounds, to-wit

BEGINNING at a point at the joint front corner of Lots Nos. 5 and 6, and running thence with the joint line of said lots, S 75-17 E. 140 feet to a point at the joint rear corner of Lots Nos. 5 and 6, thence with the rear line of Lot No. 6, N. 14-43 E. 70 feet to a point at the joint rear corner of Lots Nos. 6 and 7, thence N 75-17 W. 140 feet to a point on Ridgeway Drive, the joint front corner of Lots Nos. 6 and 7; thence with Ridgeway Drive, S. 14-43 W. 70 feet to the point of beginning; being a portion of the property conveyed to me by Walter S. Griffin et al, by deed dated May 30, 1958 and recorded in the R.M.C. Office for Greenville County in Deed Vol 599 at Page 261. The above described lot is shown on the Township Block Book in the Office of the County Auditor at Sheet 258, Block 3, Lot 5. Derivation: Deed Book 614, Page 499 D. U. Mauldin dated January 16, 1959. Also known as 108 Ridgeway Drive, 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.

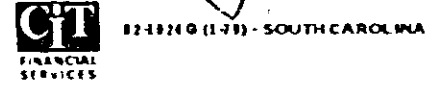
This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
 in the presence of

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

[Signature: Kermit S. Taylor Jr.] (I.S.)
 KERMIT S TAYLOR JR.

_____ (I.S.)



0.934

74328-11-21

MY 3 24 615