

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Steve G. Mason Route 7 Holiday Road Greer, S.C. 29651		MORTGAGOR: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane PO Box 5758 Station B Greenville, S.C. 29606				
LOAN NUMBER 15032048		DATE June 11, 1984	DATE FINANCE CHARGE BEGINS TO ACCRUE IS OTHER THAN DATE OF FIRST PAYMENT NONE	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 15	DATE FIRST PAYMENT DUE July 15, 1984
AMOUNT OF FIRST PAYMENT \$ 168.00	AMOUNT OF OTHER PAYMENTS \$ 168.00	DATE FINAL PAYMENT DUE June 15, 1992	TOTAL OF PAYMENTS \$ 16128.00	AMOUNT FINANCED \$ 8517.89		

FILED
 GREENVILLE CO. S.C.
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THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

The words "you" and "your" refer to Mortgagor. 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 of 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 and lot of land, situate, lying and being in O'neal township, in the County of Greenville, State of South Carolina, about three miles north of the City of Greer on the western side of Holiday Road, and according to a plat prepared by John A. Simmons, October 15, 1960, has the following metes and bounds, to-wit:
 BEGINNING at a nail in the center of Holiday Road at the corner of property now or formerly of Clarence E. Mitchell, et al, (iron pin on western bank of road at 22 feet from true corner) and running thence with the center of said road, N. 18-55 E. 137 feet to a nail (iron pin on western bank at 22 feet); thence S. 83-45 W. 384.5 feet to iron pin; thence S 6-15 E. 124 feet to an iron pin at the corner of Mitchell Road; thence with that line, N. 83-45 E. 326.7 feet to iron pin, the point of beginning.

Derivation: Deed Book 1162, Page 577 Carmen D. Mason deed dated October 27, 1981.

Also known as Route 7 Holiday, Road, Greer, S.C. 29651

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

Vener D. Tate Jr.
 (Witness)
[Signature]
 (Witness)

[Signature] Steve G. Mason (L.S.)
 _____ (L.S.)

