

REAL PROPERTY MORTGAGE

VOL 1874 PAGE 470

NAMES AND ADDRESSES OF ALL MORTGAGORS JoAnn M. Yates 15 Lindbergh Street Slater, S.C. 29683		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29828	DATE 7-25-84	DATE (FIRST) CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF MORTGAGE 7-25-84	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 8-25-84
AMOUNT OF FIRST PAYMENT \$ 180.00	AMOUNT OF OTHER PAYMENTS \$ 180.00	DATE FINAL PAYMENT DUE 7-25-91	TOTAL OF PAYMENTS \$ 15120.00	AMOUNT FINANCED \$ 8564.16	

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 County of Greenville, State of South Carolina, in Bates Township, on the West side of Lindburg Street, in the Village of S. Slater & Sons, Inc., at Slater, being known and designated as Lot No. 3 of Block D, as shown on Plat of S. Slater & Sons, Inc, made by J. E. Sirrine Co. on July 10, 1940, recorded in the R.M.C. Office for Greenville County in Plat Book K at pages 63-65 and having the following metes and bounds, to wit:

Beginning at an iron pin on the West side of Lindburg Street, joint front corner of Lots Nos. 2 and 3 of Block D, which iron pin is 145 feet North of the Northwest corner of the intersection of Lindburg and Edison Street, running thence with the line of Lot No. 2, S. 87-26 W. 124.90 feet to an iron pin, joint rear corner of Lots 30 and 31 of Block D; thence with the rear line of Lot No. 30, N. 2-34 W. 70 feet to an iron pin, joint rear corner of Lots No. 3, 4, 29 and 30; thence with the line of Lot No. 4, N. 87-26 E. 124.94 feet to an iron pin on the West side of Lindburg Street; thence with Lindburg Street S. 2-30 E. 70 feet to the beginning corner. This is the same property conveyed to the grantor by Harry Lee Reynolds on January 25, 1963 deed recorded in Vol 715, page 252, R.M.C. Office for Greenville County, S.C., January 28, 1963.

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

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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

S. Sirrine

(Witness)

H. M. [Signature]

(Witness)

JoAnn M. Yates (S.)

JO ANN M. YATES

(S.)

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