

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Curtis Randolph Hester Rhonda Faye Hester 8 Verdun St. Greenville, SC 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 5758 Stat. B Greenville, SC 29606			
LOAN NUMBER 29842	DATE 8-1-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 2-10-84	NUMBER OF PAYMENTS 22	DATE DUE EACH MONTH 10	DATE FIRST PAYMENT DUE 9-10-84
AMOUNT OF FIRST PAYMENT \$ 242.00	AMOUNT OF OTHER PAYMENTS \$ 242.00	DATE FINAL PAYMENT DUE 2-10-90	TOTAL OF PAYMENTS \$ 17,421.00	AMOUNT FINANCED \$ 10,878.30	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$ 50,000.00

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.

MORTGAGE OF REAL ESTATE

To secure payment of a note which I signed today promising to pay you the above Amount Financed together with a finance charge 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 all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 37 on a Plat of McCullough Heights, prepared by James R. Bates, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 2, Page 95, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to the Grantors herein by deed of James T. Lynn, Secretary of HUD, dated October 1, 1974 and recorded October 16, 1974, in the RMC Office for Greenville County, South Carolina in Deed Book 100^o, Page 515.
 As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given to Collateral Investment Co. by the Grantors herein dated October 17, 1974 and recorded October 16, 1974, in the RMC Office for said County and State in Mortgage Book 1325, Page 87, which has a present balance due in the amount of

PAYMENT OF OBLIGATIONS \$15,868.72. NEXT PAGE

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

TAXES - LIENS - INSURANCE

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate, whether superior or inferior to the lien of this mortgage, 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 a finance charge at the rate set forth on the note then secured by this mortgage, if permitted by law, if not, 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.

DEFAULT

If I am in default for failure to make a required payment for 30 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 entire unpaid amount financed and accrued and unpaid finance charge, 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.

EXTENSIONS AND MODIFICATIONS

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.

WAIVER OF EXEMPTIONS

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)

Curtis Randolph Hester (LS)
 CURTIS RANDOLPH HESTER
Rhonda Faye Hester (LS)
 RHONDA FAYE HESTER

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