

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Carlos E. McDaniel Patricia D. McDaniel Route 5 Enoree Heights Road Taylors, S.C. 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758, Station B Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF REFUNDATION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
29847	8-07-84	8-13-84	120	13	9-13-84
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 222.00	\$ 26610.00	8-13-91	\$ 22610.00	\$ 13009.68	

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 situate, lying and being in Greenville County, South Carolina, on the northwestern side of Enoree Court and being known and designated as Lot 12, on a plat of Enoree Heights, dated August, 1960, prepared by J. Mac Richardson, RLS, and recorded in the REC Office for Greenville County, South Carolina in Plat Book RR, at page 62, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern edge of Enoree Court at the joint front corners of Lots 11 and 12 and running thence along a line of Lot 11, N. 75-00 W. 345 feet to a point fifteen feet from the center of a branch; thence along center of said branch as the line by the traverse line, N. 33-17 E. 105 feet to a point; thence S. 75-00 E. 361 feet to a point on the western side of Enoree Court; thence along the western edge of Enoree Court, S. 15-00 W. 100 feet to the point of beginning. This conveyance is subject to existing easements, restrictions and rights of way upon or affecting said property.

**PAYMENT OF OBLIGATIONS**

Derivation: Deed Book 262, Page 51, Wilkins Norwood and Co. Inc.  
 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 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 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

*Shelby Beach*  
 (Witness)

*Jerry B. Jones*  
 (Witness)

*Carlos E. McDaniel* (LS)  
 Carlos E. McDaniel

*Patricia D. McDaniel* (LS)  
 Patricia D. McDaniel



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