

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Henderson Adams, Jr. June T. Adams 33 Crystal Avenue Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 15 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29861	DATE 8-17-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-22-84	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 22	DATE FIRST PAYMENT DUE 9-22-84
AMOUNT OF FIRST PAYMENT \$ 322.00	AMOUNT OF OTHER PAYMENTS \$ 322.00	DATE FINAL PAYMENT DUE 8-22-94	TOTAL OF PAYMENTS \$ 38640.00	AMOUNT FINANCED \$ 18369.89	

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, known and designated as Lots 47, 48, 49 and 50 on plat of property of Augusta Terrace, plat recorded in the REC Office for Greenville County in Plat Book G, Page 265, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the south side of Crystal Avenue, joint corner of Lots 50 and 51, and running thence with line of Lot 51, S. 29-18 E 200 feet; thence along rear line of Lots 30 and 31, 32 and 33, S. 60-42 W. 100 feet; thence along line of Lot 15, N. 29-18 W. 151.2 feet to a point on the east side of Old Augusta Road; thence along said road, N. 12-50 E. 52.2 feet more or less, to the southeast intersection of Old Augusta Road and Crystal Avenue; thence along the south side of Crystal Avenue, N. 60-42 E. 40 feet to the beginning. Derivation: Deed Book 1943, Page 347 H. Samuel Stillwell, et. al, dated 9/23/1976.

PAYMENT OF OBLIGATIONS Also known as 33 Crystal Avenue, Greenville, S.C.

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

10812

[Signature]

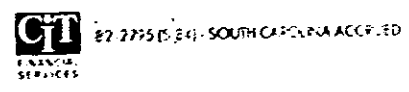
 (Mortgagor)

[Signature]

 (Witness)

[Signature] (LS)
 HENDERSON ADAMS JR.

[Signature] (LS)
 JUNE T. ADAMS



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