

REAL PROPERTY MORTGAGE

VOL 1578 PAGE 489

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|---|---------------------------------------|---|----------------------------------|--------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Raymond I. Zahn Jr. Nancy H. Zahn 103 Derwood Lane Greenville, S.C. 29611 | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5753 Station B Greenville, S.C. 29606 | | | |
| LOAN NUMBER 29870 | DATE 8/20/84 | DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF DISBURSAL 8/20/84 | NUMBER OF PAYMENTS 20 | DATE DUE EACH MONTH | DATE FIRST PAYMENT DUE 9/24/84 |
| AMOUNT OF FIRST PAYMENT \$ 249.00 | AMOUNT OF OTHER PAYMENTS \$ 249.00 | DATE FINAL PAYMENT DUE 8/24/94 | TOTAL OF PAYMENTS \$ 29850.00 | AMOUNT FINANCED \$ 14727.25 | |

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 lot of land on the northwestern side of Derwood Lane in Greenville County, South Carolina, being shown as Lot 25 on a plat of Sharon Park, dated April 1955 and recorded in the P.M.C. Office for Greenville County in Plat Book EE at page 175, and having, according to said plat, the following metes and bounds description, to-wit:

BEGINNING at an iron pin on the northwestern side of Derwood Lane at the joint front corner of Lots 24 and 25 and running thence with the common line of said Lots, N. 51-00 W. 185.1 feet to an iron pin at the joint rear corner of said lots; thence running along the rear line of Lot 25, S. 64-53 W. 70 feet to an iron pin at the joint rear corner of Lots 25 and 26; running thence with the common line of said lots, S. 41-51 E. 209 feet to an iron pin on the northwestern side of Derwood Lane, N. 43-19 E. 16.4 feet to an iron pin; thence continuing along Derwood Lane, N. 43-44 E. 80 feet to an iron pin, the point of beginning

PAYMENT OF OBLIGATIONS

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

NEXT PAGE

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 ten 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

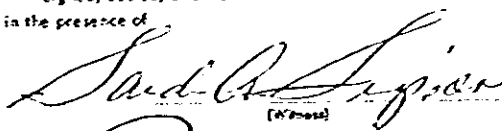

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

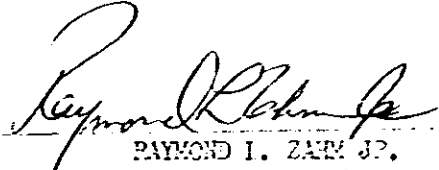
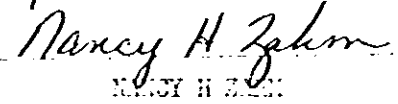
WAIVER OF EXEMPTIONS

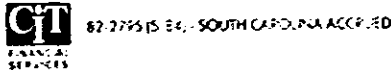
Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

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

1 A O I

 (Notary)

 (Notary)

 (L.S.)
 RAYMOND I. ZAHN JR.
 (L.S.)
 NANCY H. ZAHN



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