

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Terrence M. Easler Rebecca M. Easler Rt. 6 Lot 50 Piedmont, S.C. 29673			MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 5738 Sta. B 46 Liberty Lane Pleasantburg Shopping Center Greenville, S.C. 29606		
LOAN NUMBER 29887	DATE 8-31-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-31-84	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 07	DATE FIRST PAYMENT DUE 10-7-84
AMOUNT OF FIRST PAYMENT \$292.00	AMOUNT OF OTHER PAYMENTS \$292.00	DATE FINAL PAYMENT DUE 9-7-94	TOTAL OF PAYMENTS \$35040.00	AMOUNT FINANCED \$17270.54	

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 of 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 in Greenville County, State of South Carolina, designated as Lot No. 50, on a plat of Section 3 of Belle Terre Acres, prepared by Piedmont Surveyors, on April 20, 1978, recorded in the REC Office for Greenville County in Plat Book G-M at Page 44, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 50 and 51, on the South side of El-Je-Ma Forest, and running thence S. 7-57 W. 248.06 feet to an iron pin; thence along the rear of Lot 50, N. 50-38 E. 310 feet to an iron pin at the rear of Lots 49 and 50; thence along the line with Lot 49, N. 49-20 W. 103.13 feet to an iron pin on a cul-de-sac of El-Je-Ma Forest; thence along said cul-de-sac N. 74-31 W. 50 feet to an iron pin on El-Je-Ma Forest; thence S. 69-15 W. 85 feet to the point of beginning. A portion

This being/the same property conveyed to the Grantor herein by a certain deed of the Estate of J. E. Gosnell on September 17, 1960, and thereafter filed on the same date in the REC Office for Greenville County in Deed Book 659 at Page 49.

PAYMENT OF OBLIGATIONS Greenville County in Deed Book 659 at Page 49.
 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

[Handwritten signatures of witnesses]

Terrence M. Easler (LS)
 REBECCA M. EASLER
 Rebecca M. Easler (LS)
 REBECCA M. EASLER

1984-10-07