

REAL PROPERTY MORTGAGE

VOL 1683 PAGE 126

NAMES AND ADDRESSES OF ALL MORTGAGORS Maxie Wood Garrett Mary Jones Garrett Route 7 Princess Road Greer, South Carolina 29651		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 29906	DATE 9-28-84	DATE CHARGE BEGINS TO ACCRUE 9-28-84	NUMBER OF PAYMENTS 144
AMOUNT OF FIRST PAYMENT \$ 215.00	AMOUNT OF OTHER PAYMENTS \$ 215.00	DATE FINAL PAYMENT DUE 9-28-96	TOTAL OF PAYMENTS \$ 30950.00
		DATE FIRST PAYMENT DUE 10-23-84	AMOUNT FINANCED \$ 13442.15

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

The words "you" and "your" refer to Mortgagor. 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 parcel or tract of land containing 5 acres, more or less, situate on the Old CC Camp Road Highway No. 14 and about 1 mile northward from the city of Greer, Oneal Township, Greenville County, State of South Carolina, and being Tract No. 9 of the property of Bula A. Mayfield according to survey and plat by H. C. Brockman, Surveyor dated January 27, 1945 and having the following courses and distances, to-wit: Beginning on a stake in the Old CC Camp Road, Corner of Tract No. 10 on a said Plat and being the Southeast corner of the Tract herein conveyed and runs thence with the Tract No. 10 N 24-40 W. 358 feet to the center of Morrow or Ballenger Branch; Thence up and with the meanders of said branch as follows: S. 81-30 W. 165 feet to bed C. 56-1 175 feet to bend 64-1 170.5 feet to bend and S. 69-1 115.5 feet to a stake corner of tract No. 8 and on said plat; thence S. 67-10 E. 175 feet to a stake in the center of the CC Camp Road; thence along said Road as follows; N. 7-20 E. 100 feet W. Derivation is as follows: Deed Book 820, Page 620 J.T. Hollowat dated 5-31-67, This is to advise that we have release 1 acre off of this mortgage. Also known as

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

Sharon Beach  
(Witness)

Paul A. Legier  
(Witness)

Maxie Wood Garrett (RS)  
MAXIE WOOD GARRETT

Mary Jones Garrett (RS)  
MARY JONES GARRETT