

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS (X) Alberta McCullough (formerly) Alberta McCullough Johnson Route 2 Pelzer, S.C. 29669		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P.O. Box 5750, Station B Greenville, S.C. 29696			
LOAN NUMBER 29911	DATE 9-27-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-02-84	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 02	DATE FIRST PAYMENT DUE 11-02-84
AMOUNT OF FIRST PAYMENT \$ 169.00	AMOUNT OF OTHER PAYMENTS \$ 169.00	DATE FINAL PAYMENT DUE 10-02-99	TOTAL OF PAYMENTS \$ 10110.00	AMOUNT FINANCED \$ 6370.00	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

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.

To secure payment of a note which I signed today promising to pay you the above Total of Payments 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 tract of land in Oaklawn Township, Greenville County, State of South Carolina, situate on the western side of Cooley's Bridge Road, containing 3 acres according to a plat of the property of George W. Arnold, made by C.C. Middle, October 1952, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Cooley's Bridge Road, at the corner of property owned by Bertha Brock, and running thence with the line of Brock property, N. 83-45 W. 478.5 feet to an iron pin in the Farm Road; thence with the eastern side of said Road S. 15-39 W. 341.5 feet to an iron pin, thence N. 90-0 E. 533 feet to an iron pin in the center of Cooley's Bridge Road; thence with the center of Cooley's Bridge Road, N. 1-45 W. 178.2 feet to the point of beginning.

The above described property is the same property conveyed to Alvin Chapman by deed dated December 15, 1955, recorded in Deed Book 541, Page 179 and by Masters title deed E. Inman, Master to Issac McCullough dated December 9, 1960 and recorded in Office of P.M.C. in Volume 644, Page 340.

This being the same property conveyed to Alberta McCullough by Bobbie Jean Henderson, James Emmanuel McCullough, Dearee Latimer, Vernella Bell, Johnny Ray McCullough, Daniel Douglas McCullough, Jimmy Lee McCullough, Jessee Menro McCullough, Roger Bell McCullough and Selchermese McCullough deed dated 23rd of April, 1977 and recorded in the P.M.C. Office for Greenville County recorded on 31st of May, 1977 in Deed Book 1057 at page 574. Also known as: Route 2 Pelzer, S.C.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate 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 interest 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.

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 full amount I owe, less any charges which you have not yet earned, 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.

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.

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

21 A O I
 10 A O I

 (Witness)

 (Witness)

_____ (R.S.)
 ALBERTA MCCULLOUGH (FORMERLY)

_____ (R.S.)
 ALBERTA MCCULLOUGH JOHNSON (FORMERLY)

