

REAL PROPERTY MORTGAGE

VOL 1684 PAGE 975

NAMES AND ADDRESSES OF ALL MORTGAGORS Mary B. Black Route 3 Box 127-1A Honea Path, S.C. 29654		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5754 Station F Greenville, S.C. 29606			
LOAN NUMBER 89922	DATE 10-5-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-12-84	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 12	DATE FIRST PAYMENT DUE 11-12-84
AMOUNT OF FIRST PAYMENT \$ 276.00	AMOUNT OF OTHER PAYMENTS \$ 276.00	DATE FINAL PAYMENT DUE 10-12-94	TOTAL OF PAYMENTS \$ 33120.00	AMOUNT FINANCED \$ 11,241.60	

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 piece, parcel or lot of land lying and situated in Durkin Township, Greenville County, South Carolina, and more specifically set out on a plat dated May 10, 1975, by Ethan C. Allen, R.L.S., and according to said plat, said lot had 1.9 acres more or less and according to said plat, said lot has the following metes and bounds, to wit:

Beginning at an iron spike in the center of Tenon Road, thence S5-26W 75.0 feet to an iron spike, thence S19-07W 100 feet to an iron spike in the center of Tenon Road, thence S60-59E 449.6 feet to an iron pin, thence N5-26E 200.0 feet to an iron pin, thence N84-31W 125.0 feet to the beginning point.

The above lot is a portion of the property conveyed to the grantor by deed dated December 17, 1970, and recorded in the REC Office for Greenville County, in Volume 904 at page 539.

PAYMENT OF OBLIGATIONS Derivation: Deed Book 1021, Page 400 Lois Ruth Brareal, dated July 17, 1975.

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

[Signature]
(Witness)

[Signature]
(Witness)

Mary B. Black (L.S.)
MAY B. BLACK



82-2795 (5-84) - SOUTH CAROLINA ACCRUED

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