

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS James Frank White Highway 20 City Delivery Piedmont, S.C. 29675		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 777 Station F Greenville, S.C. 29606			
LOAN NUMBER 29224	DATE 10-9-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF REGISTRATION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 11-15-84
AMOUNT OF FIRST PAYMENT \$ 220.00	AMOUNT OF OTHER PAYMENTS \$ 220.00	DATE FINAL PAYMENT DUE 10-15-89	TOTAL OF PAYMENTS \$ 13,000.00	AMOUNT FINANCED \$ 10,520.00	

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 piece, parcel or lot of land in Grove Township, Greenville County, South Carolina on the eastern side of U.S. Highway 29 and on the western side of the P & N Railway and having according to a plat of "Property of Essie M. and Jack K. Hughey", dated September 22, 1969 prepared by J. C. Hill, RLD, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of U.S. Highway 29 and running thence S. 75-10 E. 51.2 feet to an iron pin on the western edge of the right-of-way of P & N Rail Road; thence along said right-of-way of said Railroad, S. 23-30 E. 60.02 feet to a point; thence continuing along said Railroad right-of-way, S. 30-45 E. 157.7 feet to a point; thence continuing along said right-of-way of said Railroad, S. 42-00 E. 32.6 feet to an iron pin; thence N. 07-15 W. 99.3 feet to an iron pin on the eastern edge of U.S. Highway 29; thence along the eastern edge of U.S. Highway 29, N. 10-00 E. 335.7 feet to the beginning corner. This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property. Derivation: Deed Book 876, Page 129 Essie M. Hughey and Jack K. Hughey, dated September 12, 1969. Also known as Highway 20 City Delivery, Piedmont, S.C. 29675

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

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 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 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

[Signature]
(Witness)
[Signature]
(Witness)

James Frank White (LS)
CIT FINANCIAL SERVICES

(LS.)

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