

REAL PROPERTY MORTGAGE

VOL 1685 PAGE 486

NAMES AND ADDRESSES OF ALL MORTGAGORS Mary Cothran Route #2 Pelzer, S.C. 29669		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Lane P.O. Box 5750 Station B Greenville, S.C. 29606			
LOAN NUMBER 29928	DATE 10-12-84	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-17-84	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 17	DATE FIRST PAYMENT DUE 11-17-84
AMOUNT OF FIRST PAYMENT \$ 131.00	AMOUNT OF OTHER PAYMENTS \$ 191.00	DATE FINAL PAYMENT DUE 10-17-94	TOTAL OF PAYMENTS \$ 21720.00	AMOUNT FINANCED \$ 10045.23	

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 certain piece, parcel or lot of land with all improvements thereon, or hereafter to be constructed thereon situate, lying and being in the State of South Carolina, County of Greenville in Dunklin Township, and being described as follows:

BEGINNING at a point in the center of U.S. Highway No. 25, and going to Mr. Williams (formerly Johnny Woods) corner; running thence N. 39-30 E. 210 feet to an iron pin; thence S 30-44 E. 210 feet to an iron pin; thence S. 39-30 N. 210 feet to a point in center of U.S. Highway No. 25; thence north 30-44 N. 210 feet to the beginning corner, containing one (1.00) acres, more or less, as per survey and plat made by J. Coke Smith & Son, Dec. 5th 1955 to which reference is hereby made, bounded on the north by Mr. Williams (formerly Johnny Woods) and J.D. Huff, on the east by J.D. Huff; on the south by U.S. Highway No. 25; and on the west by Mr. Williams; being the same conveyed to me by J.M. Ridgeway by this deed dated March 13, 1958 and recorded in the RMC Office for Greenville County, South Carolina in Deed Vol. 595, at page 79.

PAYMENT OF OBLIGATIONS

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

Next Page

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)

Mary Cothran (L.S.)

[Signature]
(Witness)

(L.S.)

(CONTINUED ON NEXT PAGE)



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

0486

7328