

REAL PROPERTY MORTGAGE

mail

NAMES AND ADDRESSES OF ALL MORTGAGORS Shirley Ann Goodwin Route 4 Box 553 Forrestville, Travelers Rest, S.C. 29690		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 29975	DATE 12-3-84	DONNI DATE FIRST PAYMENT DUE TO ACCRUE 12-7-84	NUMBER OF PAYMENTS 120
AMOUNT OF FIRST PAYMENT \$ 246.00	AMOUNT OF OTHER PAYMENTS \$ 246.00	DATE FINAL PAYMENT DUE 12-7-94	DATE DUE EACH MONTH 07
		DATE FIRST PAYMENT DUE 1-7-85	TOTAL OF PAYMENTS \$ 29520.00
		AMOUNT FINANCED \$ 14416.13	

FILED
 GREENVILLE CO. S.C.
 DEC 6 9 59 AM '84

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 tract of land in the County of Greenville, State of South Carolina, in Paris Mountain Township, containing 6.08 acres on plat of Walter Bayne recorded in the REC Office for Greenville County in Plat Book KKK at page 7 and having, according to said plat, such metes and bounds as are more fully shown thereon.

Less However:

That certain tract conveyed by Shirley Ann Goodwin to Robert M. Kelly, et, al, by deed recorded on July 1, 1983 in Deed Book 1191 at Page 580.

Derivation: Deed Book 1147, Page 640 Grady Prue Goodwin dated May 7, 1981.

Also known as Route 4 Box 553 Forrestville Road, Travelers Rest, S.C. 29690

PAYMENT OF OBLIGATIONS

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

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Tim Suddeth
 (Witness)
John Ruffin
 (Witness)

Shirley Ann Goodwin (LS.)
 SHIRLEY ANN GOODWIN

..... (LS.)

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