

REAL PROPERTY MORTGAGE

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NAMES AND ADDRESSES OF ALL MORTGAGORS Mamie H Boyd James Earl Boyd Route 3 Box 165 Pelzer, SC 29669		FILED GREENVILLE CO. S.C. DEC 24 10 25 AM '84 DONNIE S. WHEELER	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane P.O. Box 5754 Station B Greenville, SC 29606		
LOAN NUMBER 30005	DATE 12-20-84	DATE OF TRANSACTION 12-28-84	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH 28	DATE FIRST PAYMENT DUE 1-28-84
AMOUNT OF FIRST PAYMENT \$ 330.00	AMOUNT OF OTHER PAYMENTS \$ 330.00	DATE FINAL PAYMENT DUE 12-28-99	TOTAL OF PAYMENTS \$ 59,400.00	AMOUNT FINANCED \$ 21945.75	

THIS MORTGAGE SECURES FUTURE ADVANCES.— MAXIMUM OUTSTANDING \$ 75,000.00

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 in Greenville County, State of South Carolina being shown as 1.00 acres for Mamie S. Black on plat of property of Mamie S. Black prepared by C.O. Riddle, R.L.S., dated November 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of road and running thence S 28-17 W. 209 feet to an iron pin; thence S 61-43 E. 209 feet to an iron pin; thence N. 28-17 E. 209 feet to an iron pin; thence N. 50-57 W. 88.4 feet to an iron pin in road; thence with the curve of said road, the chord of which is (S. 71-39 W. 45 feet to an iron pin; thence N 50-55 W. 45 feet to an iron pin; thence N. 52-18 W. 47.7 feet to an iron pin) the beginning corner.

This being a portion of the same property conveyed to Joe N. Black and Mamie Sweeney Black for their joint lives, the remainder to the survivor. Joe N. Black deceased Mamie Sweeney Black. The will of Mamie Sweeney Black devised her entire estate to her five children, the

PAYMENT OF OBLIGATIONS

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

CONTINUATION 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)

[Signature]
(Witness)

[Signature] (L.S.)
MAMIE H BOYD

[Signature] (L.S.)
JAMES EARL BOYD

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