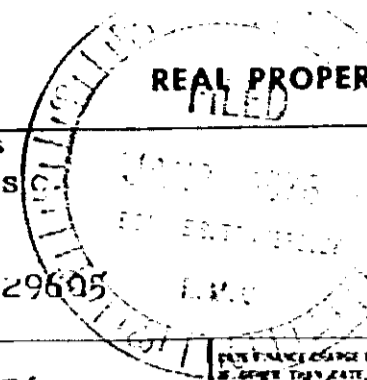


PAID \$ 2.50



REAL PROPERTY MORTGAGE 300-1357 983 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James Milton Roberts Eve Stowe Roberts 31 Blake Street Greenville, S. C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	1-12-75	1-16-76	60	26th	2-26-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$89.00	\$ 89.00	1/26/81	\$5340.00	\$814.29	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all present and future improvements thereon situated in South Carolina, County of Greenville:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the Northwestern side of Blake Street in Greenville County, South Carolina being shown and designated as Lot No. 70 on a Plat on DUNNAN MILLS, Section No. 2 by Pickell & Pickell, Engineers, dated June 15, 1948, revised August 7, 1948, and recorded in the R.C. Office for Greenville County, South Carolina in Plat Book S, Pages 172 through 177, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Grantors by deed of Seline D. Ruth recorded in the R.C. Office for Greenville County, South Carolina in Deed Book 968, Page 152, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record, and actually existing on the ground affecting said property.

The Grantees agree and assure to pay Greenville County property taxes for the tax year 1974 and subsequent years.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Witness signatures: Stephen M. Phillips (Witness), Kay F. Crowe (Witness)

Mortgagor signatures: James Milton Roberts (LS), Eve Stowe Roberts (LS) (Eve Stowe Roberts)

Vertical stamp on the right edge: 0.963, 4328 RV-23