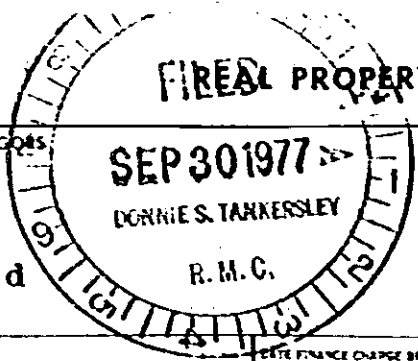


REAL PROPERTY MORTGAGE

BOOK 1411 PAGE 677 ORIGINAL



NAMES AND ADDRESSES OF ALL MORTGAGORS: Leland Martin Mildred Martin Route 7 Oneal Road Greer, S.C. 29651		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 26689	DATE 9-29-77	DATE FINANCE CHARGE BEGINS TO ACCRUE 10-5-77	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 5	DATE FIRST PAYMENT DUE 11-05-77
AMOUNT OF FIRST PAYMENT \$ 110.00	AMOUNT OF OTHER PAYMENTS \$ 110.00	DATE FINAL PAYMENT DUE 10-05-82	TOTAL OF PAYMENTS \$ 6600.00	AMOUNT FINANCED \$ 4523.39	

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 certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, lying on the western side of Greer-Oneal Road (which is an extension of Memorial Drive), and being a part of tract No. as shown on Plat of Property of John M. Greer and Frances Jane Greer Estates, said plat made by H. S. Brockman, Surveyor, and recorded in the Office of the R.M.C. for Greenville County in Plat Book "III" at page 67, and is further identified as the being a part of the same land conveyed to us by two deeds recorded in the said R.M.C. office in Deed Book 422 at page 214, and Deed Book 447 at page 35, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said Greer-Oneal Road, joint corner of tract Nos. 3 and 4, as shown on said plat, and runs thence with the common line of these two lots N. 79-35 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 the indebtedness as herein before provided.

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 such insurance in Mortgagee's own name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, 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.

After Mortgagor has been in default for failure to make a required instalment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future instalment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

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

Sandra Simpson
(Witness)

John R. Coffey
(Witness)

Leland Martin (LS)

Mildred Martin (LS)