

REAL PROPERTY MORTGAGE BOOK 1442 PAGE 785 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John M. Bayne Dorothy S. Bayne Route 6 Greenville, SC		COUNTY: GREENVILLE CO. S. C. DATE: 8/24/78 MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 40 West Stone Ave. Greenville, SC 29602			
LOAN NUMBER	DATE	EARLY FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
28237	08/20/78	8/28/78	60	29	08/20/78
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 200.00	\$ 200.00	08/20/83	\$ 12000.00	\$ 9224.35	

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 and tract of land lying and being in Justice Township, County and State aforesaid, and having, according to Plat of same recorded in Plat Book "117", at Page 270, prepared by S.P. Bruce, Artist, 1960, the following corners and bounds.

BEGINNING at an iron pin in the center of Miller Road 345 feet east of the intersection of said Road with an unnamed County Road, and running thence along the N. I. Smith line S. 20-05 W., 350 feet to an iron pin; Thence S. 69-55 W., 170.2 feet to an iron pin; Thence N. 75-30 W., 135 feet across Branch and thence following the meandering of said Branch which according to said Plat is designated as the line, N. 33-43 W., 280 feet to an iron pin in the center of a Bridge on Miller Road, Thence along the center of Miller Road N. 69-55 W., 250 feet to the point of beginning, the same consisting of two (2) acres, more or less. REFERENCE is made to Deed Book 657, Page 318- Florrie L.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever, with, Lucius L. Smith and Margaret E. Smith 8/24/1960

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

Beverly Bossard (Witness)
 [Signature]
 (Witness)

John M. Bayne (LS)
 Dorothy S. Bayne (LS)

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