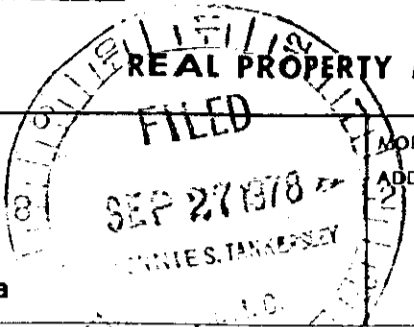


REAL PROPERTY MORTGAGE

BOOK 1445 PAGE 572 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Nace Richard Ballew Connie Ballew Route 3 Layton Road Greenville, South Carolina		MORTGAGOR: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 27279	DATE 9-25-78	DATE FINANCE CHARGE BEGINS TO ACCRUE 9-25-78	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 25	DATE FIRST PAYMENT DUE 10-25-78
AMOUNT OF FIRST PAYMENT \$ 96.00	AMOUNT OF OTHER PAYMENTS \$ 96.00	DATE FINAL PAYMENT DUE 9-25-83	TOTAL OF PAYMENTS \$ 5760.00	AMOUNT FINANCED \$ 3947.69	



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 with all improvements, thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, containing 0.6 acres, more or less as shown on plat of Winnie Layton sold to Richard Ballew, recorded in the R.M.C. Office for Greenville County in plat Book 4-I page 169, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pine View Drive on the property line of Rochester, and running thence with Rochester and Clatworthy Layton N. 20-45 E 243 feet to an iron pin at the telephone pole, thence along or near the center of Layton Drive, S. 79-45 E. 97 feet to an iron pin; thence S. 7 W 191 feet to an iron pin; thence along Carlot Rochester, S. 82-40 W. 159.5 feet to an iron pin at the point of beginning and being the same conveyed to me by deed of Winnie B. Layton

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. Bryant to be recorded of even date herewith.

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

This being the same property conveyed to Nace Richard Ballew by Winnie B. Layton (now Winnie B. Bryant) deed dated 30th day April 1971 and recorded in the R.M.C. Office for Greenville County recorded on 3rd of May 1971 in deed book 914 page

Mortgagor agrees to pay all taxes, fees, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagee 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 installment 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 installment 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

*Phil Summers*  
(Witness)  
*Winnie B. Layton*  
(Witness)

*Nace Richard Ballew*  
Nace Richard Ballew (I.S.)  
*Connie Ballew*  
Connie Ballew (I.S.)