

GREENVILLE REAL PROPERTY MORTGAGE ORIGINAL

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| NAMES AND ADDRESSES OF ALL MORTGAGORS John R. Stewart Jr. Linda S. Stewart 204 Cloverdale Lane Simpsonville, SC 29681 | | MORTGAGEE CIT. FINANCIAL SERVICES INC ADDRESS: P.O. BOX 2425 Greenville, SC 29602 | |
| LOAN NUMBER 29936 | DATE 02/15/79 | DATE FIRST PAYMENT DUE 03/21/79 | DATE FINAL PAYMENT DUE 02/21/83 |
| AMOUNT OF FIRST PAYMENT \$ 105.00 | AMOUNT OF OTHER PAYMENTS \$ 101.00 | TOTAL OF PAYMENTS \$ 3049.00 | AMOUNT FINANCED \$ 3004.95 |

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

NOW, KNOW ALL MEN, that Mortgagor (or, 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 lying, being and situate in the County of Greenville, South Carolina, on the Southern side of Cloverdale Lane being shown and designated as Lot 17, Section 1, on plat of Selling an Subdivision, said plat being recorded in the REC Office for Greenville, County in Plat Book 4-N, at Page 22. Reference to said plat is hereby craved for a more particular description. This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and right of way appearing on the property and/or of records.
 Derivation is as follows: deed Book 1043, Page 912 William D. Reynolds, Jr. and Regina K. Reynolds 10/02/76.

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, fees, 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 appropriate insurance, Mortgagee may, but is not obligated to, make such payments to 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 and bear interest at the highest legal rate if not prohibited by law. Such shall be a lien in addition to the above described real estate and may be enforced and collected in the same manner as the other debts hereby secured.

After Mortgagee has been in default the failure to make a required payment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 days after such notice is sent. If Mortgagee 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 and credit for unearned charges shall, at the option of Mortgagee, become due and payable without notice or demand. Mortgagee agrees to pay all expenses incurred in enforcing its lien, including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee'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, (he) have set (his-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered
 in the presence of

Diane Kirkpatrick
 (Witness)

H. McClelland
 (Witness)

John R. Stewart Jr. (LS)

Linda S. Stewart (LS)