

REAL PROPERTY MORTGAGE

NAMES AND ADDRESSES OF ALL MORTGAGORS:		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC.	
JAMES D. JONES JOAN JONES P.O. Box 824 Simpsonville, Sc 29681		ADDRESS: P.O. Box 2423 Greenville, SC 29602	

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$50,000.00

Date July 13, 1979 Amount Financed \$5000.00

The words "I", "me" and "my" refer to all Mortgagors indebted on any loan secured by this mortgage; The words "you" and "your" refer to Mortgagee.

To secure payment of all loans made to me, the performance of my other obligations under a Revolving Loan Agreement of this date between you and me and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below, and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville.

That certain piece of property comprising approximately 2.83 acres situate and lying near the City of Mauldin in the County of Greenville, State of South Carolina, and being that tract of property shown on a plat prepared March 24, 1976, by C.C. Riddle, RLS. No. 1347, entitled "Property of C. Elford Baldwin, near Mauldin, Greenville County, South Carolina" and filed in the REC Office of said Greenville County in Plat Book 55 at Page 92, which property is more particularly described as follows: BEGINNING at an iron pin in the southeast corner of said property and located in the center line of Standing Springs road; thence N. 75-27 W. 259.2 feet along property of grantors to an iron pin; thence N. 27-50 W. 110.1 feet along said property of grantors to an iron pin; thence N. 28-41 E. 440.8 feet along property now or formerly of PG Jones to an iron pin; thence S. 62-18 E. 167.4 feet along said property now or formerly of PG Jones to the center line of said Standing Springs Road; thence S. 6-58 W. 474.7 feet to an iron pin, the point of beginning.

THE derivation is as follows: Deed Book 1037, Page 327, From C. Elford Baldwin dated: June 2, 1976

Mortgagor's title acquired by deed

Mortgagor acquired his title in the real estate described above by deed executed by C. Elford Baldwin and Helen Dublin Baldwin, filed for record on the 2nd day of June, 1976, and recorded in the recorder's office of Greenville County, in book 1037, page 327.

Mortgagor's title acquired by inheritance or devise

Mortgagor acquired his title in the real estate described above from ... on the ... day of ... 19 ... under Last Will and Testament probated and filed in ... Court, ... County.

TO HAVE AND TO HOLD all and singular the real estate described above unto you, your successors and assigns forever.

- If I pay the indebtedness secured by this mortgage according to its terms, this mortgage will become null and void.
- I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you.
- You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.
- If I have been in default for failure to make a minimum monthly payment for 10 days or more, you may send me a notice of my right to eliminate the default within 20 days after the notice is sent. If I fail to eliminate the default in the manner stated in the notice or if I eliminate the default after the notice is sent but default again on a future payment or if my ability to repay the indebtedness or if the condition, value or protection of your rights in collateral securing the indebtedness is significantly impaired, the full amount I owe will become due, if you desire, without your advising me. I agree to pay all expenses you incur in enforcing any security interest including reasonable attorney's fees as permitted by law.
- Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.
- Each of the undersigned waives a marital rights, homestead exemption and any other exemption under South Carolina law.
- This mortgage shall extend, consolidate and renew any existing mortgage held by you against the undersigned on the above described real estate.
- In Witness Whereof, (I) we have set my hand (st and seal(s)) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Diane Kirkpatrick (Witness)

Joan J. Jones (L.S.)

John S. Corum (Witness)

James D. Jones (L.S.)