

REAL PROPERTY MORTGAGE

PL. 1500 Page 484 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Perry McIntyre Vera L. McIntyre 104 Lynch Drive Greenville, SC 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 West Stone ave. Greenville, SC 29602			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN FIRST TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
30069	04/10/80	04/16/80	60	16	05/16/80
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 240.00	\$ 240.00	04/16/85	\$ 14400.00	\$ 9451.27	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

NOW, KNOW ALL MEN, that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgagors to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgagors 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
 A one-half (1/2) undivided interest in and to all that piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina being known and designated as Lot No. 6 of a subdivision known as Lincoln Forest according to a survey thereof recorded in the R.M.C. Office for Greenville County in Flat Book YY at Page 17 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on Lynch Drive at joint front corner of Lots 5 and 6 and running thence along Lynch Drive, South 45-58 West 75 feet to an iron pin; thence North 44-10 West 131.9 feet to an iron pin; thence North 45-50 East 75 feet to an iron pin; running thence South 44-10 East 132 feet to an iron pin, the beginning corner.

Derivation: Deed Book 977, Page 51, From Perry McIntyre dated: June 18, 1973.

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 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 and 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 to other debts hereby secured.

After Mortgagor has been in default for failing to make a required installment due to pay hereunder, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 days after such notice is sent to Mortgagor and, if not cured, may cause a sale in the manner stated in such notice or if Mortgagor cures the default after such notice is sent a deficiency with respect to a future installment by failing to make payment when due or if the prospect of payment, performance, or redemption of collateral is significantly impaired, the entire indebtedness hereunder for unpaid charges shall, at the option of Mortgagee, become due and payable with interest on demand. Mortgagee shall be entitled to recover all expenses incurred in this regard, and any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee's heirs, assigns, executors, administrators, and assigns hereby waive all rights, interests, claims, and defenses, including any homestead 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.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

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

Charles H. [Signature]
 (Witness)
Charles H. [Signature]
 (Witness)

x *Perry McIntyre* (LS)
 x *Vera L. McIntyre* (LS)