

REAL PROPERTY MORTGAGE

BOOK 1521 PAGE 199

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James C. Starkes Willie G. Starkes 23 Anchorage Drive Greenville, S.C. 29606		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 28319	DATE 10-15-80	DATE FIRST PAYMENT BEGINS TO ACCRUE 10-20-80	NUMBER OF PAYMENTS 20	DATE DUE EACH MONTH 20	DATE FIRST PAYMENT DUE 11-20-80
AMOUNT OF FIRST PAYMENT \$ 98.00	AMOUNT OF OTHER PAYMENTS \$ 98.00	DATE FINAL PAYMENT DUE 10-20-87	TOTAL OF PAYMENTS \$ 8232.00	AMOUNT FINANCED \$ 4864.04	

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

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

To secure payment of a note which I signed today promising to pay you the above Total of Payments 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

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina in the City of Greenville, being known and designated as Lot No. 16 as shown on a plat of Davis property, Eastover, recorded in Plat Book AA at page 123 and being more particularly described according to a recent survey prepared by C. C. Jones, as follows:

Beginning at an iron pin on the northeast side of Anchorage Drive, joint front corner of lots 16 and 17 and running thence with the joint line of said lot N. 57-52 E. 176.4 feet to an iron pin; thence N. 10-58 W. 79.3 feet to an iron pin, rear corner of lot 15; thence with the line of said lot S. 57-30 W. 197 feet to an iron pin, on the northeastern side of Anchorage Drive; thence with said drive S. 26-15 E. 75 feet to the beginning corner. This being the same property conveyed to us by deed recorded in the R.M.C. Office for Greenville County in Deed Book 874 at page 401. This deed is made subject to any restrictions and easements that appear of record, on the recorded plat, or on the premises.

Derivation is as follows: Deed Book 880, Page 89, C. P. Hughey and Mary W. Hughey dated November 25, 1969.

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 am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will 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 marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above

Signed, Sealed, and Delivered
in the presence of

Clara D. Dargatz
(Witness)
John R. [Signature]
(Witness)

James C. Starks (L.S.)
JAMES C. STARKES
Willie G. Starks (L.S.)
WILLIE G. STARKES

CIT FINANCIAL SERVICES 82-18240 (1-79) - SOUTH CAROLINA

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