

REAL PROPERTY MORTGAGE

BOOK 1400 PAGE 472 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert D. Hudson Carolyn Hudson Route #2 Taylors, South Carolina		FILED GREENVILLE CO. S. C. JUN 9 12 35 PM '77 DONNIE S. TANKERSLEY	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606		
LOAN NUMBER	DATE 6/7/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF BORROWER DEFECTIVE	NUMBER OF PAYMENTS 34	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 7/13/77
AMOUNT OF FIRST PAYMENT \$ 140.00	AMOUNT OF OTHER PAYMENTS \$ 140.00	DATE FINAL PAYMENT DUE 6/13/84	TOTAL OF PAYMENTS \$ 11760.00	AMOUNT FINANCED \$ 7048.62	

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 certain piece, parcel or lot of land situate, lying nad being in the State and County aforesaid, Oneal Township, near Milford Baptist Church, lying on the north side of the Milford Church Road, and being a part of the same property conveyed to me by deed from the Heirs of the A.B. Groce Estate, during the year 1940, and having the following courses and distances, to-wit:

BEGINNING on a nail abd cap in the center of the said road at a distance of 120 feet more or less, west from the joint corner (my east corner) of W.E. Banister and myself, and at the intersection of the drive way to my home, and runs thence with the center of the said driveway, N.24-45 W. 200 feet to a stake; thence continuing with the said driveway N.40-45 W. 200 feet to a stake or hub in the said driveway; thence ~~S.05-25 W. 150 feet~~ ^{TO HAVE AND TO HOLD on and after the real estate described above unto said Mortgagee, its successors and assigns forever} there is an iron pin at 38 feet from the driveway) to an iron pin in the field; thence S. 63-35 E. 354 feet to a nail and cap in the center

Mortgagor agrees to pay the indebtedness as herein before provided.

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, 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 instalment 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 instalment 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

Rebecca Murrell
 (Witness)
 Ray P. Crowe
 (Witness)

Robert Dean Hudson (LS)
 Robert Dean Hudson
 Carolyn Hudson (LS)
 Carolyn Hudson