80011585 PAGE 303 ORIGINAL MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 1171 ASHEVILLE HWY. SPARTANBURG, S.C. DATE DUE EACH MONTH 5th DATE FEST PAYMENT DUE NUMBER OF 120 12/5/82 TOTAL OF PAYMENTS AMOUNT FINANCED

11673.07

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

DATE FINAL PAYMENT DUE

ADDRESS:

25920.00

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

To secure payment of a note which I signed today pramising to pay you the share 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 Corolina, County of CREENVILLE

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, as shown on Plat entitled "Property of Richard A. Lawson and Joann H. Lawson" prepared by Carolina Surveying Company, R. B. Bruce, R.L.S., dated October 7, 1980, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on poplar Drive (new Pelham Road), 1830 feet, more or less, from Line Street and running thence N. 74-10 E. 127.3 feet to a point along property now or formerly of George Vaughn; thence S. 34-50 E. 56.9 feet to a point; thence along an old street S. 35-50 W. 199.7 feet to a point; thence N. 12-20 W. 178.2 feet to the point of beginning.

This being the identical property conveyed to Richard A. Lawson and Joann H. Lawson by deed from George W. Vaughn dated October 10, 1980 and recorded October 17, 1980 in Deed Book 1135, Page 729, R.M.C. Office for Greenville County, South Carolina.

If I pay the note secured by this martgage according to its terms this martgage will become null and void.

G1 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 ount 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 smount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lies on the real estate and may be enforced and calme 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 It in the monner stated in the parice, 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 obility to repay myldion 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 yel@breed, will become due, if you desire, without your advising me.

(0) will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

NEOCK of the undersigned agrees that no extension of time or other variation of any obligation secured by this martgage will affect any other obligations under this martgage

Of ach of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

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

Signed, Seoled, and Delivered

NAMES AND ABORESSES OF ALL MORIGARO

RICHARD A. LAWSON

DATE

11/1/82

\$ 216.00

AMOUNT OF OTHER PAYMENTS

JOANN H. LANSON 907 POPLAR DRIVE EX

CREER, S.C.

AMOUNT OF FIRST PAYMENT

LOAN NUMBER

10496065

216.00

12-1124 @ (1-73) - SOUTH CAROLINA

(CONTINUED ON NEXT PAGE)