

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JUN 7 4 47 PM '74

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David Michael Duvall and Rebecca Ann Duvall

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Michael J. Manucy and Glenda B. Manucy

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand Fifty-nine and 96/100-----
-----Dollars (\$ 1,059.96) due and payable
in Twelve (12) equal monthly installments of Eighty-eight and 33/100 (\$88.33)
Dollars each, first payment being due July 6, 1974, and a like amount each
month thereafter until paid in full,

with interest thereon from date at the rate of twelve per centum per annum, to be paid: monthly.

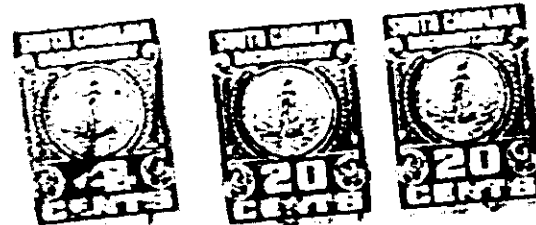
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the northeasterly side of Sylvania Drive, being known and designated as Lot 11 and a portion of Lots 9 and 10 on Plat of Dogwood Terrace, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book VV, at page 5, and having according to a more recent survey entitled Property of Michael J. Manucy and Glenda B. Manucy, prepared by R. K. Campbell, dated May 9, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Sylvania Drive, said pin being the joint front corner of Lots 11 and 12, and running thence with the common line of said lots N. 56-48 E. 144.2 feet to an iron pin, joint rear corner of Lots 11 and 12; thence N. 23-31 W. 74.7 feet to an iron pin, joint rear corner of Lots 9 and 11; thence on a line through Lot 9 N. 68-0 W. 45 feet to an iron pin; thence continuing on a line through Lot 9 S. 86-33 W. 47.7 feet to an iron pin, joint corner of Lots 9 and 10; thence on a line through Lot 10 S. 55-15 W. 59.9 feet to an iron pin on the northeasterly side of Sylvania Drive; thence with the northeasterly side of Sylvania Drive S. 28-29 E. 8 feet to an iron pin; thence continuing with said Drive S. 19-42 E. 60 feet to an iron pin; thence S. 19-39 E. 67.8 feet to an iron pin, the point of beginning.

This is a second mortgage



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may lawfully claim the same or any part thereof.

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