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AUG 5 1974
DOXIE S. TANKERSLEY

REAL PROPERTY MORTGAGE 503 1318 PAGE 793 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS David Michael Duvall Rebecca Ann Duvall 1 Sylvania Drive Taylors, South Carolina 29687		MORTGAGEE CITI FINANCIAL SERVICES Inc. 45 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 7-29-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 3-2-74	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 9-15-74
AMOUNT OF FIRST PAYMENT \$118.00	AMOUNT OF OTHER PAYMENTS \$ 118.00	DATE FINAL PAYMENT DUE 8-15-79	TOTAL OF PAYMENTS \$ 7030.00	AMOUNT FINANCED \$296.30	

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 those certain piece, parcels or lots of land, with the buildings and improvements thereon, lying and being on the northeasterly side of Sylvania Drive, near the City of Greenville, South Carolina, 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 Glends B. Manucy, prepared by H. 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. 112.2 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. 66-33 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. 23-29 E. 5 feet to an iron pin; thence continuing with said Drive S. 19-42 E. 60 feet to an iron pin; thence S. 10-39 E. 67.3 feet to an iron pin, the point of beginning.

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 taxes, fees, 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.
 This being the same property conveyed to Grantors by deed recorded in Deed Book 819 at Page 233.
 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 insurance in Mortgagee's own name, and such payments and expenditures for insurance 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.

THIS deed is made subject to any restrictions and easements that may appear of record on the recorded plat, or on the premises.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

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

John P. ...
Ray P. ...
 (Witness)

David Michael Duvall (LS)
 (David Michael Duvall)
 Rebecca Ann Duvall (LS)
 (Rebecca Ann Duvall)

CIT 82-1024D (10-72) - SOUTH CAROLINA
 FINANCIAL SERVICES

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