

REAL PROPERTY MORTGAGE

1418 336 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS <b>Grady Gambrell</b> <b>Barbara Gambrell</b> 22 Dunlap Drive Greenville, S.C. 29605		MORTGAGEE CITY FINANCIAL SERVICES, INC. 46 Liberty Lane P.O. Box 55758 Station B Greenville, S.C. 29606			
LOAN NUMBER 26819	DATE 12-9-77	DATE FIRST PAYMENT DUE 12-14-77	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 14	DATE FIRST PAYMENT DUE 1-14-78
AMOUNT OF FIRST PAYMENT \$ 188.00	AMOUNT OF OTHER PAYMENTS \$ 188.00	DATE FINAL PAYMENT DUE 12-14-87	TOTAL OF PAYMENTS \$ 22560.00	AMOUNT FINANCED \$11223.01	

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 land, situate, lying and being in the State of South Carolina County of Greenville, being known and designated as lot No. 39 on plat entitled "Property of Lanco, Inc." prepared by R. K. Campbell and Webb Surveying & Mapping Co., October 1963, recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 199 and having according to said plat, the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the western side of Dunlap Drive, joint front corner of Lots 39 and 40 and running thence along the joint line of said Lots, N. 66-25 W. 90 feet to an iron pin at the corner of Lot 38; thence along the line of that lot, S. 65-22 W. 101.6 feet to an iron pin on the eastern side of Malone Street; thence along the eastern side of Malone Street S. 25-27 E.

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 the indebtedness as herein before provided.

Mortgagor agrees to pay all taxes, liens, assessments, obligations, 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 name and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand without notice or demand at the option of Mortgagee. If the above is not paid by the date of the next regular payment on the above described real estate, and may be entered and recorded in the name of Mortgagee.

After Mortgagor has been in default for failure to make a required payment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 days after such notice is given. If Mortgagor cures such default in the manner stated in such notice and if Mortgagor cures the default after such notice is sent but defaults with respect to a future payment by failing to make payment when due or if the prospect of payment, performance or redemption of indebtedness is significantly impaired, the entire principal and credit for unpaid charges shall, at the option of Mortgagee, become due and payable without notice or demand. Mortgagor agrees to pay all expenses incurred in redempting and recording interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee waive hereby all or all marital rights, homestead exemption and any other exemptions 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, (they) have set (my own) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered  
in the presence of

*Sandra Simpson*  
(Witness)  
*Ray Phoume*  
(Witness)

*Grady Gambrell* (RS)  
*Barbara Gambrell* (RS)

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