



REAL PROPERTY MORTGAGE

DATE: (Month, Day, Year)

FOR OFFICE USE ONLY

Mortgagor(s) Name(s) and Address(es)

William E. Manley
Norma E. Manley
1405 Page 276
Greenville, S.C.

DONNIE S. TANKERSLEY
R.M.C. Mortgage
Name and Address

MAY 3 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

1405 PAGE 276
Greenville, S.C.

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$25,000.00

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Retail Installment Contract of even date from Mortgagor to the above named Mortgagee in the Total of Payments (as shown in Item 8 to the right hereof) 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 pieces, parcels or lots of lands, together with all buildings and improvements thereon, situate and being on the western side of Florida Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown and designated as Lot No. 13 and the southern one-half of Lot No. 12 of Block O on a map of HIGHLAND, property of H.K. Towers, recorded in the RMC Office for Greenville County, S.C., in Plat Book K, page 51, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the western side of Florida Avenue, 167.8 feet from the northwestern corner of the intersection of Washington Avenue with Florida Avenue and running thence along the western side of Florida Avenue, N. 0-15 E., 90 feet to an iron pin in the center of the front line of lot 12; thence N. 89-45 W., 195 feet to an iron pin; thence S. 0-15 W., 90 feet to an iron pin; thence S. 89-45 E., 195 feet to an iron pin on the western side of Florida Avenue, the point of beginning. The above property is the same conveyed to Joseph H. VanGieson by deed of Wallace Tucker, Jr., recorded in Deed Book 398, page 41

1. CASH PRICE	\$ 5200.00
2. CASH DOWNPAYMENT	\$ 0.00
Trade-in (Yr., Make, Model)	
a. Gross	\$ 0.00
b. Less Owing	\$ 0.00
c. Net Trade-in	\$ 0.00
TOTAL DOWNPAYMENT	\$ 0.00
3. UNPAID BALANCE OF CASH PRICE (1 Minus 2)	\$ 5200.00
4. OTHER CHARGES	
a. Official Fees (Specify)	\$ 0.00
b. Taxes (Not included in Cash Price)	\$ 0.00
c. Credit Life Insurance Charge	\$ 0.00
d.	\$ 0.00
e.	\$ 0.00
f.	\$ 0.00
g.	\$ 0.00
h.	\$ 0.00
TOTAL OTHER CHARGES (a+b+c+d+e+f+g+h)	\$ 0.00
5. UNPAID BALANCE - AMOUNT FINANCED (3 + 4)	\$ 5200.00
6. FINANCE CHARGE	\$ 3093.32
7. ANNUAL PERCENTAGE RATE	14.9%
8. TOTAL OF PAYMENTS (5 + 6)	\$ 8293.32
Payable in 36 monthly installments of \$ 230.37 each and one final installment of \$ 0.00, all payable the like date of each successive month commencing 19 79 or if no date is specified, one month after date of this contract.	
9. DEFERRED PAYMENT PRICE (1 + 4 + 6)	\$ 8293.32

As used herein, "Mortgagee" includes both the Mortgagee listed herein and any assignee of Mortgagee if this mortgage is assigned. In the RMC Office for Greenville County, S.C. and is hereby conveyed subject to rights to ways, easements, restrictive covenants, setback lines and road easements of public record and actually existing on the ground affecting said property. Drv: Deed Book 983, Page 872, Joseph H. VanGieson deed dated 9-12-73, recording date 9-13-73

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 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.

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 (seals) the day and year first above written.

Signed, Sealed, and Delivered
In the presence of

Duane Brown Jr.
(Witness)

Wallace Tucker Jr.
(Witness)

William E. Manley (L.S.)
WILLIAM E. MANLEY

Norma E. Manley (L.S.)
NORMA E. MANLEY

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