

DONNIE S. BANK PROPERTY MORTGAGE

ORIGINAL
BOOK 1481 PAGE 179

NAMES AND ADDRESSES OF ALL MORTGAGORS David Michael Duvall Rebecca Ann Duvall 1 Sylvania Drive Taylors, S.C. 29687		FILED SEP 18 1979 AM 7 8 9 10 11 12 1 2 3 4 5 6 PM	MORTGAGOR: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606		
LOAN NUMBER 27792	DATE 9-17-79	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-17-79	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 10-17-79	DATE FIRST PAYMENT DUE 10-17-79
AMOUNT OF FIRST PAYMENT \$ 151.00	AMOUNT OF OTHER PAYMENTS \$ 151.00	DATE FINAL PAYMENT DUE 9-17-89	TOTAL OF PAYMENTS \$ 18120.00	AMOUNT FINANCED \$ 9359.41	

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

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

To secure payment of a note which I signed today promising to pay you the above 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 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 a 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. S. 19-42

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

I 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 and amount 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 amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same 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 default in the manner stated in the notice, 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 ability to repay my loan 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 yet earned, will become due, if you desire, without your advising me.

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

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

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

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

Signed, Sealed, and Delivered
in the presence of

Sandra A. Simpson
(Witness)

John R. Cuffey
(Witness)

David Michael Duvall (L.S.)
DAVID MICHAEL DUVALL

Rebecca Ann Duvall (L.S.)
REBECCA ANN DUVALL

CIT FINANCIAL SERVICES
87-10210 (1-75) - SOUTH CAROLINA

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