

REAL PROPERTY MORTGAGE

BOOK 1367 PAGE 21 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGGORS Jimmy D. Duffie Mildred M. Duffie 16 Bear Drive Greenville, South Carolina		MAY 7 1976 DEAN E. TANNER, JR. A.M.C.		CAT. FINANCIAL SERVICES 46 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606	
LOAN NUMBER 15396195	DATE 05/05/76	DATE FIRST PAYMENT DUE 05/11/76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 25	DATE FIRST PAYMENT DUE 05/25/76
AMOUNT OF FIRST PAYMENT \$ 79.00	AMOUNT OF OTHER PAYMENTS \$ 79.00	DATE FINAL PAYMENT DUE 05/11/81	TOTAL OF PAYMENTS \$ 4740.00	AMOUNT FINANCED \$ 3385.72	

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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Bear Drive (formerly Bear Grass Drive) and being known and designated as Lot No. 11, of BELTMORE subdivision, plat of which is recorded in the FMC Office for Greenville County in Plat Book Y at Page 147, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or record.

This is the same property as that conveyed to the Grantor herein by deed recorded in the FMC Office for Greenville County in Deed Book 843 at Page 647.

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 all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagee 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 seal(s) the day and year first above written.

Signed, Sealed, and Delivered  
in the presence of

*Brenda S. Davis*  
(Witness)  
*Ray P. Lane*  
(Witness)

*Jimmy D. Duffie* (S)  
Jimmy D. Duffie  
*Mildred M. Duffie* (S)  
Mildred M. Duffie