

REAL PROPERTY MORTGAGE 1350 lot 43 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS		MORTGAGEE CITI FINANCIAL SERVICES ADDRESS			
John W. Allen Rebecca A. Allen 1350 lot 43 Newberry, SC 29104					
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	NUMBER OF PAYMENTS	DATE DUE EACH PAYMENT	DATE FIRST PAYMENT DUE
AVC-AFT 1ST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 74.00	\$ 74.00	8-20-80	60	20th	9-20-75 \$ 3240.88

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (or, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagors in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagor, the Maximum Outstanding of any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagor, its successors and assigns, the following described real estate together with all present and future improvements thereon situated in South Carolina, County of Newberry:

All that certain lot of land lying in the Town of Newberry, County of Newberry, State of South Carolina, containing approximately .10 acres, more or less, bounded on the N.E. by the public road, on the S.E. by the property of John W. Allen, on the S.W. by property of G.W. Allen, and on the N.W. by property of G.W. Allen, in the town of Newberry, State of South Carolina.

The exact location being the property described in the Deed of Trust executed by the grantor, W.C. Allen, to the First National Bank of Newberry, dated January 20, 1972, which Deed of Trust is recorded in the Deed Book of the County of Newberry, page 100, and is further described as follows:

Lot 43, Block 13, Newberry, SC, bounded on the N.E. by the public road, on the S.E. by property of G.W. Allen, on the S.W. by property of G.W. Allen, and on the N.W. by property of G.W. Allen.

This is a copy of the original instrument, and is being filed in the office of the Clerk of Court, Newberry County, South Carolina.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagor, 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. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagor in Mortgagor's sole discretion.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagor may, but is not obligated to, make such payments or effect insurance in Mortgagor's own name, and such payments and expenditures for insurance shall bear interest at the highest lawful rate of ten 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 Mortgagor shall become due, at the option of Mortgagor, 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 Mortgagor against Mortgagor on the above described real estate.

In Witness Whereof, (they) have set their hands and sealed the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

Rebecca A. Allen
(Signature)
John W. Allen
(Signature)

Joseph W. Allen
(Joseph W. Allen)
Cathy Allen
(Cathy Allen)

CITI 82-1024D (10-72) - SOUTH CAROLINA

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