

12-12-72
 12057-14
 14-113

Outstanding \$20,000

Greenville
 Greenville

All the above described parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in said County, containing 2 acres and being a part of the section marked Part "B" on plat of Ralph L. Morgan made by Dan E. Collins in May, 1961, and fronting on the dividing waters north, beginning at the intersection of the dividing waters line and a branch and running thence with the dividing waters curving southeasterly to a white oak on dividing line between Part "A" and Part "B" as shown on said plat; thence directly south 23 feet to edge of old road; thence with said road in a southeasterly direction a distance of 720 feet to corner of intersection of branch and old road; thence with branch in a northeasterly direction 361 feet to beginning; being shown as Tract 23-Sec. 1, page 657.3 in the County Black Book and being the same tract conveyed to Mary Sue Howard by deed recorded in Book Book 690, page 241.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.
 If Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.
 Mortgagee agrees to pay all taxes, assessments, obligations and any charges whatsoever against the above described real estate and all sums due under any prior encumbrances against said real estate. Mortgagee also agrees to maintain insurance on the above described real estate in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor and in default thereof Mortgagee may, but is not obligated to, effect said insurance in Mortgagee's own name.
 If Mortgagee makes an expenditure for any lien, tax, assessment, premium, covenant, prior mortgage or any charge whatsoever in connection with the above described real estate, such expenditure 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 Mortgagee to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.
 Mortgagee 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 Mortgagee 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
 J. W. Chapman
 Mary Sue Howard (L.S.)
 Mary Sue Howard
 (L.S.)