

RECORDING OFFICE
 FEB 4 1975
 PAID \$2.25
 H.S. JAWORSLEY
 R.M.C.

BOOK 1332 PAGE 623

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Mary Sue Howard Rt. 3, Box 281 Travelers Rest, S.C.		MORTGAGEE CAT. FINANCIAL SERVICES, Inc. ADDRESS 16 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 1-22-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 1-27-75	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 12	DATE FIRST PAYMENT DUE 3-12-75
AMOUNT OF FIRST PAYMENT \$ 65.00	AMOUNT OF OTHER PAYMENTS \$ 65.00	DATE FINAL PAYMENT DUE 2-12-80	TOTAL OF PAYMENTS \$ 3960.00	AMOUNT FINANCED \$ 2890.51	

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 of 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 certain piece, parcel or lot of land, with improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, in Saluda Township, containing 2 acres and being a part of the section marked Part "B" on a plat of Ruth L. Morgan made by Dan E. Collins in May 1961, and fronting on the dividing Waters Road:

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 26 1/2 feet to beginning; being shown as Tract 23, Sec.1, page 657.3 in the County.

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, fees, 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, (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

Ray P. Crane
 (Witness)

Linda M. Poole
 (Witness)

Mary Sue Howard (LS)
 Mary Sue Howard

Bobby Lee Howard (LS)

9555