

REAL PROPERTY MORTGAGE

1300 PAR 803 ORIGINAL

| | | | | | |
|---|--------------------------|---|--------------------|---------------------|------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Ray E. Bradley Gladys A. Bradley Route #2, Box 5 Piedmont, South Carolina | | MORTGAGEE CAT. FINANCIAL SERVICES, Inc. ADDRESS Greenville, S. C. | | | |
| LOAN NUMBER | DATE 4-2-76 | DATE FIRST PAYMENT DUE | NUMBER OF PAYMENTS | DATE DUE EACH MONTH | DATE FIRST PAYMENT DUE |
| AMOUNT OF FIRST PAYMENT | AMOUNT OF OTHER PAYMENTS | DATE FINAL PAYMENT DUE | TOTAL OF PAYMENTS | | AMOUNT FINANCED |
| \$22.00 | \$22.00 | 5-7-81 | \$312.00 | | \$2000.00 |

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

That certain lot, parcel or tract of land with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, located about one mile south of Piedmont, S. C., on the western side of Highway No. 21, in between said highway and E. N. Railway and being shown on plat made for Eger Boyce by Charles K. Durn, surveyor, dated Oct. 1, 1905 and recorded in plat book 22, page 998, S.M.C. Office for Greenville County and having the following courses and distances, to-wit:

Beginning in the center of E. N. Railway tracks (iron pin set off on west side of tracks) and running thence S. 8-15 W., 103.5 feet along center of tracks, iron pin set off on west side of tracks thence N. 72-10 W., 357 feet; crossing railway to iron pin; thence N. 17-27 E., 10 feet to iron pin; thence S. 57-30 E., 345.5 feet (crossing back over said highway) to the beginning corner and containing 60/100 of acre more or less, Property conveyed subject to railway right of way and right of way of said highway.

TO HAVE AND TO HOLD, of and singular they and their heirs, successors and assigns forever in deed Book 1009 page 724, Greenville County, South Carolina, this mortgage shall become null and void if Mortgagor shall fully pay according to its terms the indebtedness hereby secured. This is the same conveyed to us by Eger Boyce Sr. by deed dated November 23, 1974 to Mortgagor and we agree to pay of taxes, fire insurance, crop insurance and any other taxes or charges 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, (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

Stephen M. Phillips
(Witness)
Ray P. Pharr
(Witness)

Ray E. Bradley
(Ray E. Bradley) (R.S.)
Gladys A. Bradley
(Gladys A. Bradley) (R.S.)

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