

250

FILED REAL PROPERTY MORTGAGE  
GREENVILLE CO. S. C.

1307 PAGE 448 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGEES James C. Baker Arthea Baker Arthea Baker (As General Guardian for Minors Cynthia Baker Jeffrey Baker Beverly Baker, (Minors) 11 Gettysburg St. Greenville, S.C. 29605			MORTGAGEE CAT. FINANCIAL SERVICES, INC. ADDRESS 46 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606		
10652899 AMOUNT OF FIRST PAYMENT \$ 141.00	05/07/76 AMOUNT OF OTHER PAYMENTS \$ 141.00	05/13/76 DATE FINAL PAYMENT DUE 05/13/81	NUMBER OF PAYMENTS 60 DATE DUE EACH MONTH 15 TOTAL OF PAYMENTS \$ 8460.00	DATE FIRST PAYMENT DUE 06/15/76 AMOUNT FINANCED \$ 6175.19	

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 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Gentl Township, being known and designated as Lot No. 5 of a subdivision known as Lincoln Court according to a plat thereof prepared by J. Mac Richardson May 1955, and recorded in the P.M.C. Office for Greenville County in Plat Book "X", page 90. The lot herein has a front of Gettysburg Street of 92 feet.

For approval and authorization for the signature of Arthea Baker as general guardian for minors Jeffrey Baker and Beverly Baker, see Judgment Roll #76-1954 recorded in the office of the Clerk of Court for Greenville 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, 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

*John P. Guffey, Jr.*  
(Witness)

*Jack H. Tedesco, Jr.*  
(Witness)

*James C. Baker* (L.S.)  
James C. Baker

*Arthea Baker* (L.S.)  
Arthea Baker

*Arthea Baker* (L.S.)  
Arthea Baker (As General Guardian For Minors-  
Jeffrey Baker & Beverly Baker)

*Cynthia D. Baker* (L.S.)  
Cynthia Baker

GT 62-1024D (10-77) - SOUTH CAROLINA  
FINANCIAL SERVICES

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