

REAL PROPERTY MORTGAGE

BOOK 1369 PAGE 551 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Gregory G. Ballew Elizabeth G. Ballew 9 McLean Street Greenville, South Carolina 29604		MORTGAGEE CAT. FINANCIAL SERVICES ADDRESS 146 Liberty Lane P.O. Box 1758 Station B Greenville, South Carolina 29604			
LOAN NUMBER	DATE 06-01-76	DATE FINANCE CHARGE BEGINS TO ACCRUE 06-10-76	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 25	DATE FIRST PAYMENT DUE 07-25-76
AMOUNT OF FIRST PAYMENT \$ 110.00	AMOUNT OF OTHER PAYMENTS \$ 110.00	DATE FINAL PAYMENT DUE 06-10-79	TOTAL OF PAYMENTS \$ 3960.00	AMOUNT FINANCED \$ 3112.86	

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

All that lot of land in the County of Greenville, State of South Carolina shown as property of J. T. and Mary C. Royster on plat of C. C. Jones, dated November 27, 1961, and recorded in the R.M.C. Office for Greenville County in plat book 12 at page 159, and having according to said plat, the following meter and bounds, to-wit:

Beginning at an iron pin on the northeastern side of McLean Avenue, at a point 175 feet south-east of Welcome Avenue, and running thence along Mc Clain Avenue, S 15 E., feet to an iron pin; thence N75 E, 175 feet to an iron pin; thence N 15 W, 75 feet to the point of beginning.

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. 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

Michael R. Bridges
(Witness)

Brenda B. Davis
(Witness)

Suzory A. Ballew (L.S.)
Gregory G. Ballew
Elizabeth G. Ballew (L.S.)
Elizabeth G. Ballew



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