MORTGAGE OF REAL ESTATE Man PLEO Admost & Blassy, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

4 09 PH '72 MORTGAGE OF REAL ESTATE

OUNTY OF Greenville OLLIE FARNSWORTH

ARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, George V. Simon and Helen P. Simon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Co., Inc.

- - Dollars (\$ 5,000.00

) due and payable

as stated therein

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW. KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollárs (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot 13 on the south east side of Fairmont Avenue in Belmont Heights Subdivision on a plat prepared by C. C. Jones April 1964 and recorded in the R. M. C. Office for Greenville County in Plat Book at Page, and being that conveyed to the mortgagors by deed recorded in Deed Book 777, at Page 16. (388-1-13)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided against the Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.