

PM '80

P. O. Box 647
Taylors, S. C. 29687

BOOK 1506 PAGE 847

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, **BOYCE BARTON and VIOLA BARTON**

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twelve thousand eight hundred sixteen Dollars (\$ 12,816.00) due and payable
in seventy-two (72) equal, monthly consecutive payments of \$178.00,
commencing August 8 1980, and continuing thereafter until paid
in full,

as stated in Note of even date

with interest thereon from date / at the rate of per centum per annum, to be paid:

AMOUNT ADVANCED \$7,804.36

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee 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 Dollars (\$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, Chick Springs Township, near the
Tow of Taylors, adjacent to lands of Aiken's Chapel Baptist Church
(colored) and the Taylors' colored school property, and having the
following metes and bounds:

BEGINNING at a stone, corner of said Church and running thence,
N 33 1/2 E 6.53 chains to an iron pin on Enoree River; thence up
the said River about 1.85 chains to an iron pin; thence S 33 1/2 W,
6.53 chains to a stone on the line of the school property; thence
N 86 E, 1.85 chains to the beginning corner, containing one acre,
more or less.

This is the same property conveyed to the Mortgagors herein by deed
recorded in Deed Book 491, at Page 369, RMC Office for Greenville
County. Grantor is Mattie Mae H. Alewine and deed is dated 11-30-53 and
recorded 1-6-54.



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RECORDED IN DEED BOOK 491 PAGE 369
BY THE CLERK OF THE COUNTY OF GREENVILLE
ON JULY 28 1980

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 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 hereinabove 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 herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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