

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

P.O. Box 6384
Spartanburg, S.C. 29304

MORTGAGE OF REAL ESTATE

1619-923

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, George Edward Rollins and Edith E. Rollins

(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 Twenty Thousand Fifty and No/100-----
-----Dollars (\$ 20,050.00) due and payable

as stated in note

with interest thereon from date at the rate of 16.00% per centum per annum, to be paid:
variable

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
accounts 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 &
being in the State of South Carolina, County of Greenville, described as follows:

ALL that lot of land in Greenville County, South Carolina, O'Neal
Township, located about 5 miles northwest from Greer, S.C., on the
eastern side of Wofford Road, and being shown on plat made for Leonard
A. Dobson by John A. Simmons, Surveyor, dated September 30, 1970, and
having the following courses and distances, to-wit:

BEGINNING at the southern corner of the property herein described at
iron pin on north side of said road and running thence N 4-00 E 290
feet along a waterway line, which is the line; thence still with
waterway N 23-07 E 152 feet to an iron pin; thence S 49-35 E 315 feet
to center of Wofford Road, (pin back on line at 18 feet); thence with
center of said road S 49-55 W 138 feet; thence still with center of
road S 55-37 W 196.7 feet to bend in road; thence S 64-20 W 57.1 feet
to the point of BEGINNING, containing 1.72 acres, more or less.

See Contract or Bond for Title recorded in Book 966, Page 21,
Greenville County RMC Office. This is a part of the property shown in
Deed Book 896, Page 489, Greenville County RMC Office, and conveyed to
Leonard A. Dobson by Charlie O. Wolfe, Inc. and being a part of an
11.33 acres tract shown on plat recorded in Plat Book R, Page 828,
Greenville County RMC Office.

This being the same property conveyed to George Edward Rollins and
Edith E. Rollins by deed of Leonard A. Dobson recorded in Deed Book
1022, Page 67, RMC Office for Greenville County, South Carolina.

The attached call option provision is part of this mortgage deed of
trust or deed to secure debt.

Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and light-
ing 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 Mortgagee 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 encum-
brances except as provided herein. The Mortgagee 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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