

MORTGAGE OF REAL ESTATE

1035 1155?

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS,

Myra Juanita Bowers Howard

(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 **Thirty-seven Thousand Seven Hundred Forty-one and 48/100** Dollars (\$37,741.48) due and payable

ACCORDING TO TERMS SET OUT IN SAID NOTE

with interest thereon from this date at the rate of **18.5% APR** per centum per annum, to be paid monthly

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, about three miles west of the City of Greer and north from Chick Springs, being shown and designated as Lots 26 and 27 on a plat of Property of FLYNN ESTATES DEVELOPMENT No. 1, recorded in the RMC Office for Greenville County in Plat Book W at Page 195, and also an adjoining lot lying westerly from said lots, all of which have the following courses and distances:

BEGINNING at an iron pin on the western margin of Shady Lane, joint front corner of Lots 26 and 27 and running thence with margin of Shady Lane, S. 22-25 E. 170 feet to an iron pin; thence with the margin of intersection of said streets, the chord of which is S. 22-35 W. 42.4 feet to an iron pin; thence with Hilltop Drive, S. 67-35 W. 151.5 feet to an iron pin; thence S. 67-35 W. 50 feet to an iron pin; thence N. 15-43 W. 402.76 feet, more or less, to an iron pin; thence N. 67-35 E. 155.3 feet to an iron pin; thence S. 67-35 E. 42.4 feet to an iron pin; thence with the margin of Shady Lane, S. 22-25 E. 170 feet to the point of beginning.

This being the same property conveyed to Myra Juanita Bowers by Frank P. McGowan, Jr., recorded on March 20, 1970, in Deed Book 886 at Page 327. Also, see Estate of James Buford Bowers, Apt. 1002, Page 14, Greenville County Probate.

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

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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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof

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