

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Car R. N. Rehling and Patricia A. Rehling

(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 Ten and no/100-----

Dollars (\$ 20,010.00 ) 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:

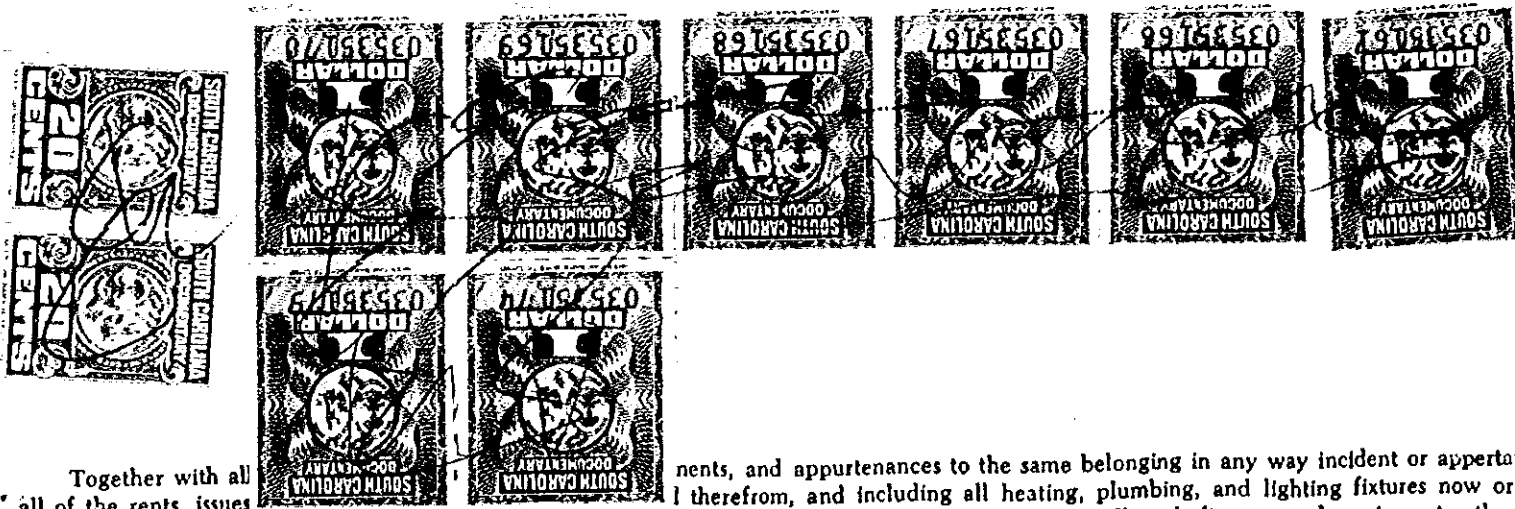
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, containing 13.69 acres, more or less, as shown on survey entitled "Property of Gilder Creek Properties" dated October 13, 1977, revised November 4, 1977, prepared by Freeland and Associates and having, according to said survey, the following metes and bounds, to-wit: BEGINNING at an iron pin at the joint front corner of the within tract and a tract containing 17.68 acres, more or less, property now or formerly of Robert L. Bell and Marian C. Bell, and running thence along the joint line of said tracts, 1,016.72 feet to an iron pin on or near the southern edge of Gilders Creek; thence along said creek, the center line of which is the property line, the following traverses and distances: N. 85-29 E. 110.56 feet, S. 86-47 E. 236.50 feet, N. 85-31 E. 182.09 feet, N. 87-25 E. 39.96 feet, N. 56-02 E. 26.16 feet, S. 45-24 E. 133.15 feet, S. 18-22 E. 105.56 feet, S. 09-45 W. 108.73 feet, S. 08-14 E. 94.57 feet, S. 19-31 W. 129.16 feet, S. 04-48 W. 133.59 feet, S. 14-36 W. 109.65 feet and S. 10-13 W. 158.42 feet to an iron pin in the line of property now or formerly of Gilder Creek Properties Joint Ventures; thence S. 75-18 W. 478.21 feet to an iron pin, the point and place of beginning. LESS, HOWEVER, that certain 5.0 acres of property conveyed by mortgagors herein in Deed Book 1116 at Page 577.

This being the same property conveyed to mortgagors herein by deed of Walter L. Patton and Marilyn W. Patton by deed dated September 6, 1978, recorded on September 6, 1978, in Deed Book 1086 at Page 829.

This mortgage being junior to that certain mortgage given to Fidelity Federal Savings and Loan Association dated April 30, 1979, recorded on May 1, 1979, in Mortgage Book 1464 at Page 946 in the amount of \$59,000.00 and a real property agreement given to American Federal Savings and Loan dated September 7, 1982, recorded on September 23, 1982, in Deed Book 1174 at Page 421.

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



Together with all of the rents, issues, profits, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, profits, and appurtenances to the same belonging in any way incident or appertaining, 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 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.

SC70  
1 JA25 84 1444

4.00CT

0350

4328-RV-2