

874

11851

TOTAL OF PAYMENTS: \$5,232.00
AMOUNT FINANCED: 3,617.13

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

1495 442

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

70 1980

37 14 1980

Curtis Crompton

Whereas, Curtis Crompton (hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc., 123 W. Antrim Dr., Greenville, SC (hereinafter referred to as Mortgagee) as evidenced by the

Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Three thousand six hundred seventeen and 13/100

Dollars (\$ 3,617.13) plus interest of One thousand six hundred fourteen and 57/100 Dollars (\$ 1,614.87) due and payable in monthly installments of \$ 109.00

the first installment becoming due and payable on the 03/15/80 day of March 19 80

This is the same property conveyed from Lindsey Builders, Inc., by deed recorded January 19 1971, in Vol. 925, page 152, to Curtis Crompton and Patricia S. Crompton, subsequently conveyed her undivided one-half (1/2) interest by deed recorded January 19 1979 in Vol. 1095, page 632.



PAID AND SATISFIED IN FULL THIS
29th DAY MAY, 1980

ASSOCIATES FINANCIAL SERVICES COMPANY
OF SOUTH CAROLINA, INC.

Witness: [Signature]

WITNESSES TO: [Signature], P.A.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 hereinafter 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 herein specifically stated otherwise as follows: Cameron-Brown in the amount of \$17,350.00 recorded September 15, 1971 in Vol. 1206, page 530.

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 whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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