

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE S.C.
3-22-82
MORTGAGE ON REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.00

1576 79-386
BOOK 79 4699

WHEREAS SHARON E CRENSHAW

hereinafter referred to as Mortgagee) is well and truly indebted unto ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA INC its successors and assigns forever (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 Five Thousand Seven Hundred Sixty and 46/100 Dollars (\$ 5760.46) plus interest of Three Thousand Four Hundred Seven 54/100 Dollars (\$ 3407.54) due and payable in monthly installments of \$ 191.00 the first installment becoming due and payable on the 9 day of AUGUST 19 82 and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums and other obligations for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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 to wit: Being known and designated as Lot No. 125 of Sunny Slopes Subdivision, Section Two, according to a plat prepared by C.O. Riddle, RLS, dated February 8, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at page 67 and having, accord to said plat, such metes and bounds as are more fully shown thereon.

This is the same property conveyed by Brown Enterprises of S.C., Inc. to Stephen R. Crenshaw and Sharon E. Crenshaw by deed dated and recorded July 21, 1977 in deed volume 1060 at page 977 in the Office of the R.M.C. for Greenville County, S.C. Subsequently, Stephen R. Crenshaw conveyed his undivided one-half interest in subject property to Sharon E. Crenshaw by deed dated October 31, 1980 and recorded November 3, 1980 in deed volume 1136 at page 657 in the Office of the R.M.C. for Greenville County, S.C.

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With all and singular rights, members, hereinafter, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues and profits which may now 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 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 herein specifically stated otherwise as follows: Farmers Home Administration in the original amount of \$22,700.00 dated and recorded July 21, 1977 in mortgage volume 1404 at page 977 in the Office of the R.M.C. for Greenville County, SC

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 in any part thereof.

The Mortgagee further covenants and agrees as follows: