

GREENVILLE S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

AN INSTRUMENT BY WHOM THESE PRESENTS MAY CONCERN:

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

REC-1530 11-28-83

BOOK 79 PAGE 1791

WHEREAS, LEIGHTON E. GAUNT

(hereinafter referred to as Mortgagor) 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 Fifteen Thousand Six Hundred Forty-One and 09/100 Dollars (\$ 15641.09) plus interest of Twelve Thousand Six Hundred Fifty Four 91/100 Dollars (\$ 12654.91) due and payable in monthly installments of \$ 393.00 the first installment becoming due and payable on the 27 day of October 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 as and before the signing 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: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being on the south side of Circle Drive, Sans Souci section and designated as Lot No. 20 on a plat of Franklin Heights prepared by Dalton and Neres, Engineers, dated November, 1940, and recorded in Plat Book 2 at page 9 of the RMC Office for Greenville County, S.C. for which a more detailed description is craved.

This is the same property conveyed to the Grantor by deed of William Giles McDavid recorded in Deed Book 779 at page 46 on July 30, 1965, in the RMC Office for Greenville County.

PAID AND SATISFIED IN FULL
This is the 28 day of JULY 1983
ASSOCIATES FINANCIAL SERVICES CO., INC.
Mark R. Plater
James R. Plater
MAR 15 1983

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 lawfully be received thereon.