MORTGAGEE

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC.

4142 1243 AUGUSTA STREET GREENVILLE

REAL ESTATE MORTGAGE

SOUTH CAROLINA

BOOK 1403 PAGE 916

79 1872

ACCOUNT NUMBER	DUE	LOAN DATE	1ST PAYMENT DATE	LAST PAYMENT DATE	ANNUAL PERCENTAGE RATE	
252136-9	27	06-29-77	08-07-77	07-07-82	18.46 %	BOOK
MORTGAGOR		AMT. OF LOAN FEES			TOTAL DOLLAR AMOUNT OF INTEREST CHARGE	← FINANCE CHARGE
HUGHES, HAROLD S HUGHES, LUCILLE I 233 W DARCHESTER BLVD		432.34				2457.93
		CREDIT LIFE PREM	CREDIT A&H PREM	INS. CHARGE INS. PREM	INS. CHARGE INS. PREM	AMOUNT FINANCED
		351.00	193.05			4562.07
ENVILLE SC 29605 48		SPOUSE NAME				TOTAL OF PAYMENTS
		LUCILLE I	117.00	59	117.00	7020.00

WITNESSETH: Mortgagors jointly and severally grant, bargain, sell, convey and mortgage to Mortgagee, its successors and assigns, the real property hereinafter described as security for the payment of a note of even date herewith in the total amount stated above.

The property hereby mortgaged, and described below, includes all tenements, easements, appurtenances, rights, privileges, interests, rights, issues, profits, fixtures and appliances thereunto attaching or in any wise thereunto appertaining.

TO HAVE AND TO HOLD the said property hereinafter described, with all the privileges and appurtenances thereunto belonging, unto mortgagee, its successors and assigns, forever, and mortgagors hereby covenant that mortgagors are seized of good and perfect title to said property in fee simple and have authority to convey the same; that the title so conveyed is clear, free and unencumbered except as hereinafter appears and that mortgagors will forever warrant and defend the same unto mortgagee against all claims whatsoever except those prior encumbrances, if any, hereinafter shown.

If mortgagors shall fully perform all the terms and conditions of this mortgage and shall pay in full, in accordance with its terms, the indebtedness which this mortgage secures, then this mortgage shall be null, void and of no further force and effect.

MORTGAGORS AGREE: To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of South Carolina acceptable to Mortgagee, which policy shall contain a loss-payable clause in favor of Mortgagee as its interest may appear, and if Mortgagors fail so to do, they hereby authorize Mortgagee to insure or renew insurance on said property in a sum not exceeding the amount of Mortgagors' indebtedness, for a period not exceeding the term of such indebtedness, and to charge Mortgagors with premium thereon, or to add such premium to the indebtedness. If Mortgagee elects to make such insurance, Mortgagors agree to be fully responsible for damage or loss to said property whether recovery is had under such insurance or not. Mortgagors agree that any sums advanced or expended by Mortgagee for the protection or preservation of said property, or for taxes, assessments, insurance premiums and other expenses incident to the ownership of the secured hereby, Mortgagors further agree: To pay all taxes, assessments and other governmental charges that may be levied against the property during the term of this mortgage and to pay when due, all installments of principal and interest on any indebtedness which may be secured by a lien superior to the lien of this mortgage and exhibit satisfactory evidence of the payment of the foregoing payments; they hereby authorize Mortgagee to pay the same on their behalf and add the amount so paid to Mortgagors' indebtedness secured hereby. To exercise due care in the use, maintenance and preservation of the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged property; to keep the mortgaged property in good condition and repair, normal and ordinary depreciation excepted. To release homestead rights in the mortgaged property.

If default be made in the terms of this mortgage, or in the payment of any installment when due, or if Mortgagors shall become insolvent, or shall make assignment for the benefit of creditors, or have a receiver appointed, or should the mortgaged property be attached or seized, or if any of the representations, warranties or statements of Mortgagors herein contained be incorrect, or if Mortgagors shall sell or attempt to sell all or any part of the same, then the whole amount then unpaid of the indebtedness secured hereby, at the option of Mortgagee, become immediately due and payable, without notice or demand, and shall be collectible in a suit at law or otherwise, as Mortgagee may elect. Mortgagee in any case, regardless of such enforcement, Mortgagee shall be entitled to the immediate possession of the mortgaged property, and the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings. Mortgagors shall pay all costs and expenses which may be incurred or paid by Mortgagee in connection with any suit or proceeding to which Mortgagee may be a party by reason of the existence of this mortgage, and in the event of foreclosure of this mortgage, Mortgagors will pay to Mortgagee, in addition to taxable costs, a reasonable amount as attorneys' fees and a reasonable fee for the search made and preparation for such foreclosure, together with all costs and further expenses of foreclosure and sale, including expenses, fees and payments made to prevent or remove the imposition of liens or claims against the property and expenses of upkeep and repair made in order to place the same in a condition to be sold.

No failure on the part of Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches of covenant, and no delay on the part of Mortgagee in exercising any of such rights shall be considered to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, successors, executors, administrators and assigns of the parties hereto.

The plural as used in this instrument shall include the singular where applicable.

The real property hereby mortgaged is located in

Greenville

DONNIE S. TANKERSLEY
R.M.C.

JUL 13 12 43 PM '77

FILED
GREENVILLE CO. S. C.

MAR 21 10 52 AM '83

MAR 21 1983

23711 Annie F. Lubesky