

FILED
GREENVILLE CO. S. C.
JAN 28 2 30 PM '79
DONNIE S. TANKERSLEY
R.H.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD OUZTS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ASSOCIATES FINANCIAL SERVICES CO., 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

Eleven thousand nine hundred forty Dollars (\$ 11,940.00) due and payable
in sixty (60) equal, consecutive monthly installments of \$199.00,
commencing August 2, 1979,

as stated in said Note of even date
with interest thereon from date / at the rate of per centum per annum, to be paid:

AMOUNT ADVANCED \$4,103.32

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, on Gailwood Drive, containing 3.8 acres, more or less, recorded in the RMC Office for Greenville County in Plat Book LLL, at Page 79, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of a new road and running thence along said new road, N 5-14 W, 150 feet to an iron pin; thence continuing and following the curvature of said road, the chords being N 28-39 W, 28.7 feet and N 6-20 W, 81.5 feet to an iron pin at the corner of Tract No. 9; thence along the line of Tract 9, N 47-54 W, 310 feet, more or less, to a point in the center of Clear Creek; thence up the meanders of Clear Creek as the line, the chord being S 75-00 W, 262 feet, more or less, to an iron pin; thence S 30-00 W, 100 feet to an iron pin; thence S 1-40 W, 136.7 feet to an iron pin; thence S 85-17 W 100 feet to an iron pin; thence in a southeasterly direction along the line of Tract 11, 250 feet, more or less, to an iron pin; thence still with the line of Tract 11, S 78-14 E, 250 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Milton R. Long and Versa M. Long, recorded December 20, 1971, in Deed Book 932, at Page 140.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

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