

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
JAN 1 9 49 AM '80  
JOHN H. HANMERSLEY  
R.M.C.

1492 506

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

WHEREAS, I, Marvin Edmond,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, 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 Three Thousand Seven Hundred Ninety-Five and 95/100

----- Dollars (\$ 3,795.95 ) due and payable in forty-eight (48) monthly installments of One Hundred Fourteen and no/100 (\$114.00) Dollars per installment

with interest thereon from 2-15-80 at the rate of 19.25% per centum per annum, to be paid: \$114.00 per month commencing February 15, 1980; total pay-back - \$5,472.00.

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, and being on the easterly side of Manning Street (formerly Luther Street), in the City of Greenville, South Carolina, and being shown as Lot #4 on the plat of Ollie J. Duncan as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book R, Page 179, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Manning Street, 361 feet in a northerly direction from the intersection of Perry Avenue and Manning Street, and being also the joint front corners of Lots 3 and 4, and running thence N. 19-05 E. 62 feet to an iron pin, joint front corners of Lots 4 and 5; thence along common line of said lots S. 71-0 E. 177.8 feet to an iron pin; thence S. 20-16 W. 62 feet to an iron pin joint rear corners of Lots 3 and 4; thence along common line of said Lots N. 71-0 W. 176.5 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor by Deed and recorded in the R. M. C. Office for Greenville County in Deed Book 1118, at page 51, by Anna D. Edmond and James M. Edmond on December 28, 1979.

RECORDED  
JAN 1 1980  
GREENVILLE CO. S. C.  
R.M.C.

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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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