

MORTGAGE OF REAL ESTATE - Offices of Larry R. Patterson, Attorney at Law, Greenville, S.C. 1522 677

Mortgagee's address: Box 647, Taylors, SC 29687
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA } PH '80
COUNTY OF GREENVILLE }
DONNIE L. JAMES }
R.M.C. } ERSLEY

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: David L. Dawkins and Rosa Lee Dawkins
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

Twenty-three Thousand Forty and no/100 ----- DOLLARS (\$ 23,040.00),
with interest thereon from date at the rate of 18 per centum per annum, said principal and interest to be repaid: in 96 equal monthly installments of \$240.00 each, the first

of said payment being due December 5, 1980 and a like installment due on the same day of each month thereafter until paid in full; said payment including interest at the rate of 18% per annum.

Amount advanced \$12,168.41.

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 the easterly side of Jones Avenue, being shown and designated as Lot Number 9 and a small triangular portion of adjoining Lot 10 on plat of property of David L. Dawkins and Rosa Lee Dawkins recorded in the RMC Office for Greenville County in Plat Book 4-I at Page 35, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Jones Avenue, joint front corner of Lots 8 and 9 and running thence with the common line of said lots, S 85-00 E 230 feet to an iron pin, running thence, S 5-00 W 60 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence on a new line through Lot 10, N 86-35 W 218.2 feet to an iron pin on the easterly side of Jones Avenue; thence with said Avenue, N 5-10 W 67 feet to an iron pin, point of beginning.

This is the same property conveyed to the mortgagors by deed of James Lewis Dawkins dated and recorded February 24, 1971 in Deed Book 909 at Page 362.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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