

1534 813

William F. Robertson, III, Attorney

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

Mortgagee's address: Box 219, Mauldin, SC 29662  
S.C.

STATE OF SOUTH CAROLINA } 10 08 AM '81  
COUNTY OF GREENVILLE }  
R.M.C. } ANKERSLEY MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Frankie D. Simmerman, Jr.

(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

Three Thousand Eight Hundred Eighty-eight and <sup>no/100</sup> DOLLARS (\$ 3,888.00 ),  
with interest thereon from date at the rate of 22.22 per centum per annum, said principal and interest to be repaid:

in 36 equal monthly installments of \$108.00, the first of said payments being due April 20, 1981, and a like installment due on the same day of each month thereafter until paid in full; said payments including interest at the rate of 22.22% per annum.

Amount advanced \$2,819.51

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, Greenville Township,

being Lot Number 4 on plat of property of F.B. Massingale, made by J. Coke Smith, dated May 15, 1947, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a stake on the Northern side of Arch Street Ext. at the corner of Lot 5 and running thence in a northerly direction with the line of Lot 5, 160 feet to a stake; thence, S 60-40 W 60 feet to a stake at the corner of Lot 3; thence with the line of Lot 3 in a southerly direction 160 feet to a stake on the edge of Arch Street Ext and thence in an easterly direction with the northern side of said Street, 60 feet to the point of beginning.

This is the same property conveyed to the Grantor by deed of William Green recorded July 30, 1975 in Deed Book 1021 at Page 975, RMC Office for Greenville County.

GCTO ----- MR11 81 1129



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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