

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
S. C. MORTGAGE OF REAL ESTATE

FILED
JUN 2 11 57 AM '82
S. C. R. M. C. OFFICE
GREENVILLE
P. BRADLEY MORRAH, JR.
ATTORNEY AT LAW

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, SEXTON, VALERIE J.

(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

Forty One Thousand Four Hundred Seventy-Two and 00/100 Dollars (\$ 41,472.00) due and payable in 96 equal payments of \$432.00 each commencing March 12, 1982.

\$19,568.87 Interest
21,903.13 Net

AS set forth in note of instant date.

with interest thereon from date at the rate of / per centum per annum, to be paid

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.

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, to wit: In Chicksprings Township, Greenville County, State of South Carolina, on the south side of Lee Road, being known and designated as Lot No. 1 of Cardinal Park, property of Oscar L. Ayers as shown by plat made by R. K. Campbell, April 25, 1949, and recorded in the Greenville County R. M. C. Office in plat book W, at page 27, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Lee Road and Cardinal Drive and running thence with Lee Road, N. 73-25 E. 70 feet to and iron pin at the corner of Lot 2; thence with the line of Lot 2, S. 18-25 E. 201 feet to an iron pin in the line of Lot 42; thence with the line of Lot 42, S. 68-00 W. 42.65 feet to an iron pin on the northeast side of Cardinal Drive; thence with the northeast side of Cardinal Drive, N. 25-58 W. 207.5 feet to the beginning corner.

This is the same property conveyed from Crosswell Company by deed recorded August 1, 1969 in Volume 873, at page 1 in the Greenville R.M.C. office.

This is a second Mortgage junior in lien to a prior Mortgage held by The Bank of Greer of record in said R. M. C. Office.

RECORDED
DOCUMENTARY
STAMP
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S. C. R. M. C. OFFICE
GREENVILLE

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