

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

GREENVILLE

S. C.

2 57 PM '82

MORTGAGE OF REAL ESTATE

OGN... BANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, WE, S. N. BRANSON and MILDRED G. BRANSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ASSOCIATES FINANCIAL SERVICES 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 Eleven thousand four hundred and no/100----- Dollars (\$ 11,400.00 ) due and payable

Due and payable in sixty monthly installments of 190.00 each, the first of which shall be due and payable May 14, 1982, 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 18.00% per annum.

note of instant date Amount advanced: \$7,482.26  
with interest thereon from date at the rate of / 13 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 of that certain parcel or lot of land situated on the north side of the Hammett Bridge Road, near Pleasant Grove Baptist Church, and about 1 1/2 miles southward from Greer in Chick Springs Township, Greenville County, State of South Carolina, and being Lot #3 of the property of John H. Greer according to a survey and plat by W. P. Morrow, RS, dated February, 1953, and having the following courses and distances, to wit: BEGINNING at an iron pin in the center of said road, corner of Lots Nos. 2 and 3, and running thence along said road, N 51.10 E, 100.5 feet to an iron pin, corner with Lot # 4; thence along the line of Lots # 3 and 4, 203.5 feet to an iron pin, corner of Lot # 9; thence along the line of Lot #9, S 47.15 W, 100 feet to an iron pin, corner of Lot #2; thence along the line of Lot #2, 197 feet to the beginning corner.

This is the same property conveyed unto the Mortgagors by deed of Hazel C. Edwards dated July 1, 1957, and recorded in the RMC Office for Greenville County in Deed Book 579 at page 465.



Together with all and singular rights, members, herditaments, 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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