

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEPAID
MAR 16 1983

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Anita Hughes

(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

Fifteen Thousand One Hundred Twenty and 00/100----- Dollars (\$ 15,120.00) due and payable

ACCORDING TO TERMS SET OUT IN SAID NOTE.

AMOUNT FINANCE \$7,890.00
with interest thereon from this date at the rate of 21.00 per centum per annum, to be paid: monthly

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, being shown and designated as Lot No. 55 of COACHMAN ESTATES, Section One, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 56 and having, according to said plat, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to Billy R. Hughes and Linda E. Hughes by deed of Waldemar Cuevas and Jean M. Cuevas dated May 30, 1975, recorded on May 30, 1975, in Book 1019 at Page 71. Linda E. Hughes conveyed her interest in said property to Billy R. Hughes by deed dated and recorded on December 22, 1982, in Book 1179 at Page 419. Billy R. Hughes conveyed said property to Anita Hughes by deed recorded in Book 1184 at Page 451 on March 16, 1983. This mortgage being junior to that certain mortgage given to Aiken Loan & Security Company (now Bankers Mortgage Corporation) dated February 18, 1972, recorded on February 22, 1972, in Book 1222 at Page 631 in the amount of \$17,350.00, and assigned to Federal National Mortgage Association on September 25, 1972, recorded on September 26, 1972, in Book 1250 at Page 641.

The attached call option provision is part of the mortgage deed of trust, or deed to secure debt.



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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 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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