

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
JUL 28 1 58 PM '83
DONNIE S. TARRERSLEY
R.M.C.

WHEREAS, Sam C. Cothran and Jean A. Cothran

(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 and no/100----- Dollars (\$ 15,001.00) due and payable

ACCORDING TO TERMS SET OUT IN SAID NOTE.

with interest thereon from this date at the rate of 19.0% APR 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 as a tract containing 1.45 acres on a plat of property of Sam Cothran, et al, dated April, 1981, prepared by Webb Surveying and Mapping Company and having, according to said plat, the following metes and bound, to-wit: BEGINNING at an iron pin which is 510 feet, more or less, from Dogwood Lane and running thence with an alley S. 55-00 W. 329.45 feet to an iron pin; thence N. 4-17 E. 218.4 feet to an iron pin; thence S. 64-15 E. 18 feet to an iron pin; thence N. 49-24 E. 378.05 feet to an iron pin; thence S. 40-59 E. 50.90 feet to an iron pin; thence S. 45-11 W. 201.88 feet to an iron pin; thence S. 34-50 E. 105.21 feet to the point of beginning, LESS, HOWEVER, the .323 acres conveyed out in Deed Book 1177 at Page 184 on November 12, 1982 and the .17 acres conveyed out in Deed Book 1177 at Page 463.

This being the same property conveyed to mortgagors herein by deed of Grace Capps Arrowood dated April 13, 1981, recorded in Book 1146 at Page 508.

The attached call option provision is part of this 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.

2325-W-21