

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 14 1977  
RECORDED  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

BOOK 73 PAGE 170  
BOOK 1387 PAGE 395

WHEREAS, Samuel J. Whitner

(hereinafter referred to as Mortgagee) is well and truly indebted unto HFC Financial Services, Inc., 123 W. Antrim Dr., Greenville, S. C., its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the

Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Thousand Four Hundred Twenty-Three & 84/100 Dollars (\$ 3423.84) due and payable in monthly installments of \$ 71.33, the first installment becoming due and payable on the 10th day of February, 19 77 and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

Enclosed with branch as the line, the traverse lines of which are S. 10-01 E. 102.7 feet to an iron pin, S. 0-43 E. 223 feet to pin in line of property now or formerly of Abercrombie; thence with line of said property, S. 45-58 W. 560 feet to the point of beginning. This is the same property conveyed to Samuel J. Whitner from W. T. and Jennie Sue Bradley deed recorded in Vol. 697 Page 601, on June 23, 1970.

Together with all and singular rights, accretions, improvements, and appurtenances to the same belonging in any way incident or appertaining, and all the rents, issues, and profits which may arise or be derived 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 unto the Mortgagee, its heirs, successors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good title and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all taxes and assessments (except as herein specifically stated otherwise) as follows:

This is first mortgage, second to NONE.

The Mortgagee further covenants to warrant and forever defend all and sing for the said premises unto the Mortgagee for ever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee from and against the Mortgagee

JAN 29 1981  
RECORDED  
R.M.C.

PAID AND SATISFIED IN FULL THIS

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC. Vice President

WITNESS: Samuel Whitner

79

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