

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 15 4 20 PM '80

MORTGAGE OF REAL ESTATE

BOOK 1500 PAGE 665

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

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WHEREAS, Joe L. and Juanita Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services & South Carolina Inc

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 principal sum of Twenty One Thousand Two Hundred Ninety Four Dollars and 71/100----- Dollars (\$ 21,294.71) plus interest of Nineteen Thousand Twenty Five and 29/100----- Dollars (\$ 19,025.29) due and payable in monthly installments of \$ 420.00 the first installment becoming due and payable on the 18th day of May 19 80 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.

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:

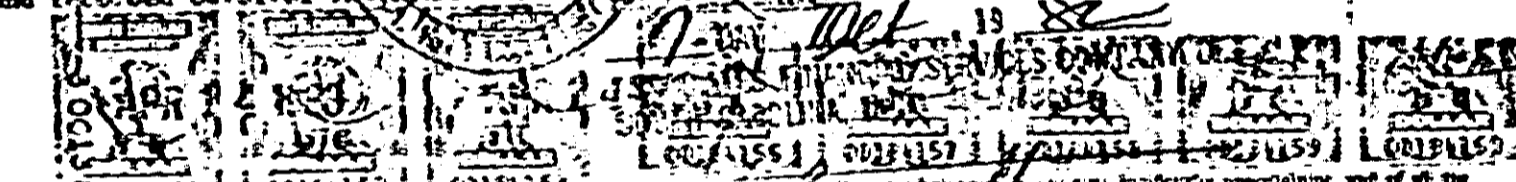
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, 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 signing 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, to wit:

All that lot of land in the State of South Carolina, County of Greenville, at the Western corner of White Horse Rd, and Lenhardt Road near the City of Greenville, being Lot 26 and a portion of Lot 27, as shown on a plat of Parkdale, recorded in Plat Book RR at page 55, and according to a recent survey by J. C. Hill is described as follows:

BEGINNING at an iron pin at the Western corner of Lenhardt Road and White Horse Road and running thence with the western side of White Horse Road, N. 24-19 E. 22.2 feet to an iron pin; thence N. 65-46 W. 169.1 feet to an iron pin; thence S. 52-00W. 83.5 feet to an iron pin at the corner of Lot 26; thence W. 110-00 E. 160 feet to an iron pin on Lenhardt Road; thence with the northwestern side of said road, N. 52-00 E. 142.5 feet to the beginning corner.

This is the same property conveyed to Joe L. and Juanita Smith by deed dated 03-31-61 and recorded 04-01-61 in Volume 151 in Greenville County, South Carolina.



and including all fixtures, furniture, and other personal property attached, annexed, or fastened thereto in any manner, as 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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 not subject to any lien or claim specifically stated otherwise as follows:

This is a first Mortgage



The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the mortgagee and its heirs, successors and assigns against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, rebates or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand.

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