

1571 657

STATE OF SOUTH CAROLINA } FILED
 COUNTY OF Greenville }
 MORTGAGE OF REAL ESTATE
 TO WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.
 AMOUNT FINANCED: \$2,146.65
 TOTAL OF PAYMENTS: 2,880.00
 BOOK 1571 PAGE 657
 BOOK 78 1227

WHEREAS Theresa Jean Bussey McMakin
 (hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc., 1948 Augusta St., Greenville, SC, 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 Two thousand one hundred forty-six and 65/100 Dollars (\$ 2,146.65) plus interest of Seven hundred thirty-three and 35/100 Dollars (\$ 733.35) due and payable in monthly installments of \$96.00 the first installment becoming due and payable on the 7 day of July 19 82 and like installments 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 Mortgagee 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 Mortgagee, 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 Mortgagee 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) so the Mortgagee 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, to wit:
 Being known and designated as Lot No. 103 as shown on plat of Sans Souci Heights, Map #3, recorded in Plat book Z, at Page 95, said lot fronting 75 feet on Callahan Avenue, running back to a depth of 108.33 feet on one side, to a depth of 107.5 feet along Merrilat Avenue, and being 75 feet across the rear.

This is the same property conveyed from Sharon M. Nicholson by deed recorded September 18, 1973, in Vol. 584, page 235; subsequently, Marcus James McMakin, Jr., conveyed his one-half interest to Theresa Jean Bussey McMakin by deed recorded February 20, 1979 in Vol. 1097, page 174.

PAID AND SATISFIED IN FULL THIS
9th Nov 1982
 WITNESS: James D. Massey
 FILED NOV 15 1982 11727
 NOV 15 1982

Together with all and singular rights, members, hereditaments, 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.

4328 AV.2