

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1563 PAGE 520

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

BOOK 79 1790

WHEREAS, David Webb, Jr. and Grace Lee Webb

hereinafter referred to as Mortgagee) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc., its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date here with, the terms of which are incorporated herein by reference, in the principal sum of Seven Thousand Seven Hundred Sixteen and 67/100 Dollars (\$ 7716.67) plus interest of Four Thousand Nine Hundred Fifty-Five and 33/100 Dollars (\$ 4955.33) due and payable in monthly installments of \$ 176.00 the first installment becoming due and payable on the 12 day of FEBRUARY 19 82 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 Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, and 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 set to exceed said amount stated above, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee; 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 in the County of Greenville, State of South Carolina, and in the City of Greenville, being known and designated as Lot No. 93 of Section I of Nicholatown Heights, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book Page 68, to which said plat and the record thereof reference is hereby made.

This is the same property conveyed by Richard L. Hoffman to David Webb, Jr. and Grace Lee Webb dated March 24, 1930 and recorded March 28, 1930 in Book 1122 Page 112 of the R.M.C. Office for Greenville County, South Carolina.

MAR 15 1982
ASSOCIATES FINANCIAL SERVICES CO., INC.
David Webb, Jr.
Grace Lee Webb
23136

Together with all and singular rights, members, benefits, 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 fixed 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 Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully authorized to sell convey or otherwise dispose of the same, and that the premises are free and clear of all taxes and assessments lawfully due and payable thereon.