

A/C# 030063-6

Total Note: \$30409.92
Advance: \$16567.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1601 PAGE 510

FILED
GREENVILLE CO. S. C.

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

BOOK 84 PAGE 1903

WITNESSES: APR 11 11 38 AM '83
Walter C. Hensel, Jr. and Nancy W. Hensel

WHEREAS, the said Mortgagor, as well and truly indebted unto Associates Financial Services Co. of S.C., Inc.
1948 Augusta Street Greenville, SC 29605

its successors and assigns forever (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 principal sum of Sixteen thousand, five hundred sixty-seven & 00/100 Dollars (\$ 16,567.00) plus interest of Thirteen thousand eight hundred forty-two & 92/100 Dollars (\$ 13,842.92) due and payable in monthly installments of \$ 316.77 the first installment becoming due and payable on the 14th day of May 19 83 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 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. 10, Welcome Acres as shown on a plat prepared by Douglas S. Crouch, Reg. recorded in the RMC Office for Greenville County, South Carolina, in Plat Book DDD at page 44, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Cole Road at the joint front corner of Lots No. 9 and 10, and running thence with the line of Lot No. 9, S. 50-10 W. 165 feet to an iron pin in the rear line of Lot No. 1; thence with the rear line of Lot No. 1, N. 52-40 W. 151.7 feet to an iron pin at the joint rear corner of Lots Nos. 10 and 11; thence with the line of Lot No. 11, N. 72-02 E. 224.4 feet to an iron pin on the southwestern side of Cole Road; thence with the southwestern side of Cole Road and following the curve thereof, the chord of which is S. 31-14 E. 65 feet to the point of beginning.

The attached call option provision is part of this mortgage, deed of trust or deed to secure debt.

This is the same property conveyed from D.L. Phillips by deed recorded August 27, 1964 in Vol. 756, page 324.

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.

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 herein specifically stated otherwise as follows:

Carolina Federal Savings & Loan in the original amount of \$12,000.00 recorded August 27, 1964 in Vol. 970, page 10.

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 whatsoever lawfully claiming the same or any part thereof.

The Mortgagor 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

FILED
GREENVILLE CO. S.C.
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32080

6th DAY April 19 84

COMPANY OF

WITNESSES: *[Signature]*

APR 13 1984

