

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1578 PAGE 374

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

BOOK 85 PAGE 323

FILED
9:50
S.C.

WHEREAS, OLEN L MCKINNEY AND WANDA H MCKINNEY

(hereinafter referred to as Mortgagor) 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 herewith, the terms of which are incorporated herein by reference, in the principal sum of Two Thousand Six Hundred Twenty Five and 96/100 Dollars (\$ 2625.96) plus interest of One Thousand Eighty Two and 40/100 Dollars (\$ 1082.40) due and payable in monthly installments of \$ 103.01 the first installment becoming due and payable on the 25 day of September, 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 annua, 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: ALL that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 60 on plat of Crestwood, Inc. Subdivision recorded in plat book S at page 189 of the RMC Office for Greenville County, S.C., said lot having a frontage of 90 feet on the east side of South Estate Drive, a depth of 139.3 feet on the north side, a depth of 120.3 feet on the south side and a rear width of 75 feet.

This is the same property conveyed by Euel D. Cross to Olen L McKinney and Wanda H. McKinney by deed dated January 30, 1965 and recorded February 19, 1965 in the deed volume 766 at page 429 in the RMC Office for Greenville, County, S.C.

PAID AND SATISFIED IN FULL
This 2nd day of July 1982
ASSOCIATES FINANCIAL SERVICES CO., INC.
By: [Signature]
Witness: [Signature]
JUL 20 1982
2160
66092120
23 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.
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:
Cameron Brown Company in the original amount of \$9,550.00 dated January 30, 1965 and recorded February 19, 1965 in mortgage volume 985 at page 105.

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, whosoever lawfully claiming the same or any part thereof.
The Mortgagor further covenants and agrees as follows: