

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S.C.
FILED
DEC 28 4 45 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

TOTAL NOTE 12028.51
AMOUNT FINANCED 6894.06

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BOOK 86 1536

WHEREAS Lucinda J. Todd and Luke D Todd

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associate Financial Services of S. C. Co., Inc.

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 Six thousand eight hundred ninety-four dollars and 6/100

Dollars (\$ 6894.06) plus interest of Five thousand one hundred thirty-four 45/100 Dollars (\$ 5134.45) due and payable in monthly installments of \$179.53 the first installment becoming due and payable on the 3rd day of February, 19 84 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.

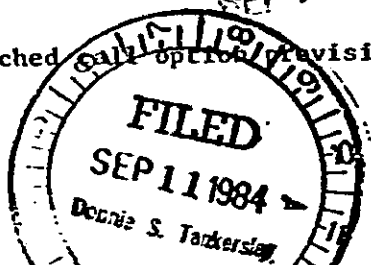
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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: located on the southwesterly side of Prosperity Court, and Known and designated as Lot No. 382 as shown on Plat No. 5, Pleasant Valley, said plat recorded in the RMC Office for Greenville County, S.C. in Plat Book 11, at page 125, and having such metes and bounds as appear by reference to said plat.

This is the same property conveyed from Miriam H. Case by deed recorded July 30, 1971 in Vol. 921 page 579.

The attached copy of provision is part of this deed and is for trust or mortgage to secure debt.



Together with all and singular rights, appurtenances, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may now or hereafter 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: NCNB in the original amount of \$23,250.00, assigned to Colonial Mortgage Co. by assignment recorded August 26, 1980 in Vol. 151, page 795.

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 whomsoever lawfully claiming the same or any part thereof.