

MORTGAGE OF REAL ESTATE - ^{Wm. F. Robertson, III, Attorney} ^{BOOK 1531 PAGE 430}
^{OFFICE of L. B. Patterson, Attorney at Law, Greenville, S.C.}

Mortgagee's address: P. O. Box 8576, Sta. A., Greenville, S.C. 29604
2 26 PM '81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Waymon E. Sims and Clara Ann S. Sims

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Associates Financial Services Co. Inc. (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 sum of

Four Thousand Four Hundred Twenty-eight and no/100 DOLLARS (\$ 4,428.00), with interest thereon from date at the rate of 18 per centum per annum, said principal and interest to be repaid: in 36 equal monthly installments of \$123.00 each, the first of said payments being due March 6 1981, and a like installment due on the same day of each month thereafter until paid in full; said payments including interest at the rate of 23.33 per annum.

Amount advanced \$3,247.30

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 for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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, Dunklin Township, being described as follows:

BEGINNING at an iron pin at the western corner of property now or formerly owned by Waymon E. Sims and running thence, S 85 yards; thence, 70 yards East to a pine tree; thence, 75 yards North to an iron pin; thence 70 yards West to the beginning corner; containing one acre, more or less.

This is the same property conveyed to the Mortgagors by deed of J.T. Abercrombie recorded May 28, 1959 in Deed Book 625 at Page 503, RMC Office for Greenville County.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Dunklin Township, on the southwest side of Dunklin Bridge Road, shown as .15 of an acre on plat of Property of Hortense W. Abercrombie recorded in Plat Book DDD at Page 181 of the RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at a point near the center of Dunklin Bridge Road at the joint corner of other property of mortgagors as shown on the above referred to plat and running thence, S 34-47 E 463.1 feet to an iron pin on line now or formerly of Barket; thence, S 68-25 E 12.7 feet to an iron pin; thence, N 34-23 E 226.8 feet to an iron pin; thence, N 37-44 E 23.2 feet to a point near the center of Dunklin Bridge Road; thence with the center of said road, N 53-31 W 23 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Herbert E. Freeman recorded August 19, 1964 in Deed Book 755 at Page 538, RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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