

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

BOOK 1564 PAGE 318

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
FEB 23 3 41 PM '82  
SOUTH CAROLINA  
RECORDERS  
OFFICE  
GREENVILLE

CO. S. C. MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, John D. Smith and Minnie Lee P. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto ASSOCIATES FINANCIAL SERVICES OF SOUTH CAROLINA, 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 Eight Thousand Two Hundred Eighty and no/100----- Dollars (\$ 8, 280. 00 ) due and payable

Net Loan \$5, 339. 97  
Interest 2, 940. 03

as stated in said Note of even date with interest thereon from date at the rate  $\frac{X}{100}$  per centum per annum, to be paid

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, on the southern side of Pinedale Drive, being shown and designated as Lot 11 on a Plat prepared by R. K. Campbell, dated May, 1950, revised July 9, 1959, entitled "Property Plat, P. L. Bruce", recorded in the RMC Office for Greenville County in Plat Book MM, at page 123, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Pinedale Drive at the joint front corner of Lots 10 and 11, and running thence with the line of Lot 10, S 19-27 E, 124.6 feet to an iron pin; thence S 63-10 W, 60.50 feet to an iron pin at the joint rear corner of Lots 11 and 12; thence with the line of Lot 12, N 19-27 W, 132.5 feet to an iron pin on the southern side of Pinedale Drive; thence with said drive N 70-33 E, 60 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of W. M. Batson, Jr., dated April 13, 1961, recorded in Deed Book 671, at page 533.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
FEB 23 1982  
TAX \$ 03.32  
1981-1-23

Together with all and singular rights, members, herditaments, 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 provided herein. 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.

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