

TOTAL OF PAYMENTS: \$11,580.00
AMOUNT FINANCED: 7,600.40

STATE OF SOUTH CAROLINA

COUNTY OF Greenville Co.

Aug 20 9 31 AH '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

1550 11399

BOOK 78 1617

DONNIE S. TANKERSLEY

R.M.C.

WITNESSED BY: Dean Jones and Patricia D. Jones

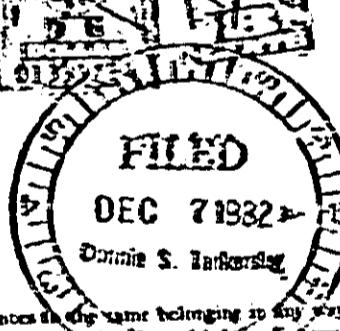
WHEREAS, (Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc., 1948 Augusta St., Greenville, SC, its successors and assigns forever (hereinafter referred to as Mortgage) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seven thousand six hundred and 40/100 Dollars (\$7,600.40) plus interest of Three thousand nine hundred seventy-nine and 60/100 (\$3,979.60) due and payable in monthly installments of \$ 193.00, the first installment becoming due and payable on the 26 day of September, 19 81 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.

WHILES, the Mortgagor may hereafter become indebted to the said Mortgagor 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 purpose.

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 Mortgagor at any time for advances made to or for his account by the Mortgagor, 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 Mortgagor 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 Mortgagor, 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 shown and designated as Lot Number 42 of Property of Leslie & Shaw, Inc., on plat recorded in Plat Book 30 at Page 2, RMC Office for Greenville, County.

This is the same property conveyed from Threatt Enterprises, Inc. by deed recorded October 1, 1979, in Vol. 1112, page 697.



General Land
Surveyor

DEC 7 1982

I, DO AND SATISFY IN FULL THIS
1st DAY December 19 82
ASSOCIATES FINANCIAL CO. INC. COMPANY OF 19727
SOUTH CAROLINA INC.

Donnie S. Tankersley

TO ALL OTHERS WHO WILL BE SINGULAR, TENEMENTS, HEREDITAMENTS, AND APPURTENANCES TO THE SAME BELONGING IN ANY WAY INCIDENT OR APPERTAINING, AND OF ALL THE FURNISHINGS, EQUIPMENT, AND APPURTENANCES THEREIN INCLUDED INCLUDING ALL HEATING, PLUMBING, AND LIGHTING FIXTURES NOW OR HERAFTER ATTACHED, CONNECTED, OR FITTED THERETO IN ANY MANNER, IT BEING THE INTENTION OF THE PARTIES HERETO THAT ALL SUCH FURNISHINGS 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 Mortgagor, 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:

Fidelity Federal in amount of \$10,200.00 recorded October 1, 1979, in Vol. 1482, page 765.

THE MORTGAGOR FURTHER COVENANTS TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PREMISES UNTO THE MORTGAGOR FOREVER, FROM AND AGAINST THE MORTGAGOR AND ALL PERSONS WHOMSOEVER lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. To pay all taxes, assessments, and charges upon the property, and to keep the property in good repair.

2. To defend the property against all claims and demands of third persons.

3. To pay all debts, expenses, and charges arising out of the property.

4. To keep the property in good condition and to repair any damage done to it.

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