MORTGAGE OF REAL ESTATE MINGRESH VALUE 100 BC. Attorneys at Law, Justice Building, Greenville Script Page 127

STATE OF SOUTH CAROLINA AND SET AND THE MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE OLLIE FARNS WAS ILL. WHOM, THESE PRESENTS MAY CONCERN:

R. M. C.

whereas, I, Millon Greggs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Co., Inc.

as stated therein,

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these present, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, 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, designated as Lot 40 on the East side of Baxter (River) St. of Nicholtown Heights Number Two, recorded in the RMC Office for Greenville County in Plat Book "M" at page 5, and being that conveyed to the Mortgagor by deed of Jane S. Cothran, September 18, 1958 recorded in Deed Book 606 at Page 402. (201-17-16)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 heireinabove 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 warant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.