

MORTGAGE OF REAL ESTATE-- Offices of Claxton and Patterson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Furman D. Rochester

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

WHEREAS, the Mortgagor is well and truly indebted unto Associates Financial Services Company, 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

Ten Thousand Three Hundred Twenty and No/100 --- DOLLARS (\$ 10,320.00), with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

in 60 equal monthly installments of \$172.00 each, the first of said installments being due 6-25-74 and a like installment due the same day of each month thereafter until paid in full.

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, Oneal Township, on the Souther side of a road, about three miles Northwest of Greer, being known and designated as Lot Number 1 of the Property of W. Dennis Smith and shown on plat prepared by John A. Simmons, Reg. Surveyor, dated February 15, 1964, amended March 15, 1966, said amended plat being recorded in Plat Book GGG at Page 390 in the RMC Office for Greenville County and having, according to said amended plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of said road at the joint front corner of Lots 1 & 2 as shown on said amended plat and running thence with the joint line of said lots, S 0-05 W 225 feet to an iron pin on Roy Chandler's line; thence, with said line, S 89-55 E 167 feet to an iron pin; thence, N 0-05 E 225 feet to an iron pin on the Southern side of said road; thence with said road, N 89-55 W 167 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed recorded in Deed Book 908 at Page 607 in the RMC Office for Greenville County.

This mortgage is junior in lien to that certain mortgage in favor of Woodruff Federal Savings and Loan Association, recorded in Mortgage Book 1181 at Page 184 in the 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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