

GREENVILLE CO. S. C.

Box 647
54 Taylors, S. C.

29687

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GENIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dan Douglas Faulkenberry and Letitia P. Faulkenberry

(hereinafter referred to as 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

Five thousand five hundred fifty-two and 62/100 Dollars (\$ 5,552.62) due and payable
in sixty (60) equal, consecutive, monthly installments of \$141.00, commencing
August 10, 1978,

with interest thereon from date as stated in said Note of even date
at the rate of 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, being shown and designated as a major portion of Lot 14 and part of Lot 15, Section B, ELLETSON ACRES, Plat of which is recorded in the RMC Office for Greenville County in Plat Book QQ, at Pages 4 and 5, and being also shown as Lot 14 on a Plat of Property of Analane C. Gibson, recorded in Plat Book RR, at Page 28, and having, according to the latter plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Lowndes Avenue, joint front corner of Lots 14 and 15, and running thence N 45-18 W, 163.2 feet to an iron pin; thence S 48-00 W, 102.2 feet to an iron pin; thence S 47-53 E 173.7 feet to an iron pin on the northwestern side of Lowndes Avenue; thence with said Avenue, N 42-07 E, 93.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Donald E. Baltz, Inc., dated October 24, 1975, recorded in Deed Book 1026, at Page 336.

This mortgage is junior in lien to that certain mortgage in favor of First Federal Savings & Loan Association, dated October 24, 1975, recorded in REM Book 1352, at Page 96.

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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 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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