

FILED
GREENVILLE CO. S. C.
1978
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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Edna P. Brown

(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 Seven thousand four hundred sixty-nine and 85/100 - -

Dollars (\$ 7,469.85) due and payable

in 84 equal, consecutive, monthly installments of \$157.00., beginning August 13, 1978, and continuing thereafter until paid in full

with interest thereon from _____ date _____ as stated in Note of even date herewith 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 Lot 87-A on a Plat of Property of John H. Cauley, recorded in the RMC Office for Greenville County in Plat Book WW, at Page 159, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Ivydale Drive, joint front corner of Lots 88 and 87-A, and running thence with the line of Lot 88, N 73-48 E, 129.7 feet to an iron pin; thence S 5-20 E, 62.3 feet to an iron pin; thence with the common line of Lots 86-A and 87-A, S 73-48 W, 141.6 feet to an iron pin on Ivydale Drive; thence with said Drive, N 5-28 E, 64.5 feet to the point of beginning.

This is the same property conveyed to Edna P. Brown by deed of J. H. Cauley, dated August 21, 1962, recorded in Deed Book 705, at Page 165.

LESS, HOWEVER

ALL that piece, parcel, or lot of land, in Greenville County, South Carolina, being a northern portion of Lot 87-A as shown on Plat of Property of John H. Cauley, recorded in Plat Book WW, at Page 159, and being more particularly described according to a survey by R. K. Campbell, dated August 26, 1963, as follows:

BEGINNING at an iron pin on the east side of Ivydale Drive, joint front corner of Lots 87-A and 88; thence with the joint line of said Lots, N 73-48 E, 129.7 feet to an iron pin; thence with a new line through Lot 87-A, S 70-16 W, 68.5 feet to an iron pin; thence continuing with a new line through said Lot, S 76-42 W, 66.4 feet to an iron pin on the east side of Ivydale Drive; thence with the east side of said Drive, N 1-44 E, 2 feet to the beginning corner.

This is the same property conveyed to Royal Construction Co. by Edna P. Brown by deed dated September 7, 1963, recorded in Deed Book 732, at Page 77.



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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