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MORTGAGE OF REAL ESTATE - Offices of Larry R. Patterson, Attorney at Law, Greenville, S.C.

Mortgagee's address: Box 219, Mauldin, SC 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C. MORTGAGE
50 PM '80

TO ALL WHOM THESE PRESENTS MAY CONCERN, James W. Dover, Jr. & Ruth H. Dover

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

WHEREAS, the 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 Nineteen Thousand Three Hundred Eighty & no/100 DOLLARS (\$ 19,380.00), with interest thereon from maturity at 18 per centum per annum, said principal and interest to be repaid: in 60 equal monthly installments of \$323.00 each, the first of said payments being due June 16, 1980, and a like installment due on the 16th day of each month thereafter until paid in full; said payments including interest at the rate of 18% percent per annum.

Amount advanced \$12,719.83.

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, at the northeastern corner of the intersection of Broad Vista Boulevard and Bob White Lane and being known and designated as Lot Number 102 on a plat of SUPER HIGHWAY HOME SITES recorded in the RMC Office for Greenville County in Plat Book P at Page 53 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Broad Vista Boulevard at the joint corner of Lots 102 & 103 and running thence along the joint line of said lots, N 74-22 E 100 feet to an iron pin; thence, S 34-19 E 100 feet to an iron pin on the northern side of Bob White Lane; thence along said Lane, S 58-24 W 105 feet to an iron pin; thence with the intersection of Bob White Lane and Broad Vista Blvd., N 69-34 W 32 feet to an iron pin; thence along the eastern side of Broad Vista Boulevard, N 18-27 W 105.1 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of J. William Brown recorded April 30, 1976 in Deed Book 1035 at Page 531, 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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