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GREENVILLE S.C.

P. O. Box 647
Taylors, S. C. 29687

BOOK 1503 PAGE 957

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 27 11 51 AM '80
DONNIE STANKERSLEY
R.H.C.

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

WHEREAS, Roger D. Gambrell and Beverly P. Gambrell

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, 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

Twenty-seven thousand Dollars (\$ 27,000.00) due and payable
in 108 equal, consecutive, monthly installments of \$250.00, commencing
July 1, 1980, and continuing thereafter until paid in full,

as stated in Note of even date
with interest thereon from date / at the rate of per centum per annum, to be paid:

AMOUNT ADVANCED \$13,328.44

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 Lots
39 and 40 on a Plat of CLEARVIEW ACRES, recorded in the RMC Office for
Greenville County in Plat Book MM, at Page 168, and having, according
to said Plat, the following metes and bounds:

BEGINNING at a point on the edge of State Park Road, joint front corner
of Lots 39 and 38, and running thence with said Road, S 89-15 W, 200
feet to a point on the edge of said Road; thence N 13-52 E, 167.5 feet
to a point; thence S 86-45 E, 200 feet to a point; thence S 15-01 W,
153.5 feet to a point on the edge of State Park Road, the point of
beginning.

This is the same property conveyed to the Mortgagors herein by deed of
George C. Perchalla and Linda S. Perchalla, recorded May 3, 1973, in
Deed Book 973, at Page 793.

This mortgage is junior in lien to that certain mortgage in favor of
USA, in the original amount of \$17,400.00, recorded November 11, 1971,
in REM Book 1213, at Page 115.



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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