

MORTGAGE OF REAL ESTATE -

BOOK 1531 PAGE 261

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C. MORTGAGE OF REAL ESTATE

JAN 30 2 49 PM '81 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Faye Ellison (formerly Alice Faye M. Smeets)

(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 Nine Thousand Nine Hundred and no/100ths
-----Dollars \$----- 9,900.00 due and payable

in sixty (60) consecutive monthly installments of \$165.00, commencing
March 5, 1981, and continuing thereafter until paid in full

as stated in Note of even date
with interest thereon from date/ at the rate of 18% 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:

AMOUNT ADVANCED: \$6,497.75

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 11, on
a Plat of ECHO HILLS, recorded in the R.M.C. Office for Greenville
County in Plat Book FFF at page 163, and has such metes and bounds as
are shown on said plat.

This is the same property conveyed to the Mortgagor herein by deed
recorded in Deed Book 886, at page 258, of Richard Smeets, dated 1/9/70.

This mortgage is junior in lien to that certain mortgage in favor of
Travelers Rest Federal Savings and Loan Association in the original
amount of \$10,000, recorded June 19, 1964 in Mortgage Book 962 at page
366.



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 such 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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