

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.
CO. S. C.

REC. 1581 PAGE 764

SEP 29 3 49 PM 1982
WHEREAS, JOE L. SMITH AND JUANITA SMITH

(hereinafter referred to as Mortgagor) well and truly indebted unto ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA INC. R.M.C. its successors and assigns forever (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 principal sum of Thirty One Thousand Three Hundred Fifty-Five Dollars and 60/100 Dollars (\$ 31355.60) plus interest of Thirty One Thousand Seven Hundred Sixteen 40/100 Dollars (\$ 31716.40) due and payable in monthly installments of \$ 657.00 the first installment becoming due and payable on the 4 day of November 19 82 and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

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 and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, 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, to wit: ALL that lot of land in the State of South Carolina, County of Greenville, at the western corner of White Horse Road and Lenhardt Road near the City of Greenville, being Lot 26 and a portion of Lot 27, as shown on a plat of Parkdale, recorded in Plat Book RR at page 55, and according to a recent survey by J.C. Hill is described as follows:

BEGINNING at an iron pin at the western corner of Lenhardt Road and White Horse Road and running thence with the western side of White Horse Road, N. 24-19 E. 22.2 feet to an iron pin; Thence N. 65-46 W. 169.1 feet to an iron pin; thence S. 52-00 W. 83-5 feet to an iron pin at corner of Lot 25; thence with the line of said Lot, S. 38-00 E. 160 feet to an iron pin on Lenhardt Road; thence with the northwestern side of said road, N. 52-00 E. 142.5 feet to the beginning corner.

This is the same property conveyed to Joe L. Smith by deed dated 03/21/61 and recorded 04/01/61 in Volume 671 in page 117.

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA INC. R.M.C. [Signatures and stamps]

Together with all and singular rights, members, hereditaments, and appertinances to the same belonging in any way incident or appertaining, and of all 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 herein specifically stated otherwise as follows:

