

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE BOOK 170 PAGE 324

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.



BOOK 83 PAGE 139

WHEREAS, KINSLAND S HOOPER
(hereinafter referred to as Mortgagor) is well and truly indebted unto ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA INS.
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 Eight Thousand Two Hundred Forty-Two and 80/100 Dollars (\$ 8242.80) plus interest of Five Thousand Two Hundred Ninety-Three 20/100 Dollars (\$ 5293.20) due and payable in monthly installments of \$ 188.00 the first installment becoming due and payable on the 24 day of June, 19 82 and 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: Lying on the northern side of Pine Grove Road, being known and designated as Lot 29 and a small triangular portion of Lot 28 of a subdivision known as Pine Grove Heights as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book Y at page 87 and having according to a more recent plat prepared for Kinsland S. Hooper by R.B. Bruce, R.L.S., dated April 27, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pine Grove Road, joint front corner of Lots 28 and 29 and running thence with a new line through Lot 28, N. 19-47 E. 160.8 feet to an iron pin; thence S. 16-30 E. 16 feet to an iron pin, joint rear corner of Lots 28 and 29; thence S. 64-30 E. 185 feet to a point; thence continuing to the center of old creek run as the property line; thence following the old creek run as the property line, the traverse line of which is S. 31-36 W. 154 feet to an iron pin; thence leaving the center of old creek run as the property line and running along the northern side of Pine Grove Road, N. 66-44 W. 167.6 feet to an iron pin, joint front corner of Lots 28 and 29, the point of beginning.

This if the same property conveyed by Frank C. Hull and Kay E. Hull to Kinsland S. Hooper dated May 14, 1971 and recorded May 17, 1971 in ASSOCIATES FINANCIAL SERVICES COMPANY in the RMC Office for Greenville, County, S.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same, belonging to the Mortgagor, and of all the rents, issues, and profits which may arise or be had therefrom, and including all and singular 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:

PAID AND SATISFIED IN FULL
FILED
Donnie S. Tankersley
Notary Public
State of South Carolina
Commission Expires 01/24/82