

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
AUG 5 2 30 PM '81
DONNIE S. TANKERSLEY
R.M.C.

Total Note: \$18,900.00
Advance: \$10705.20

MORTGAGE OF REAL ESTATE

BOOK 1543 PAGE 109

WHEREAS, Kenneth R. Luker

BOOK 84 PAGE 738

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc., 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 Ten thousand, seven hundred five & 20/100 Dollars (\$10,705.20) plus interest of Eight thousand one hundred ninety-four & 80/100 Dollars (\$8,194.80) due and payable in monthly installments of \$ 225.00 the first installment becoming due and payable on the 12th day of September, 19 81 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: on the west side of Hwy #20, containing 1.58 acres, according to a plat entitled Property of Kenneth R. Luker, made by Carolina Surveying Co., R. B. Bruce, R.L.S., 17 Oct. 1977, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6-1, at Page 77, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of S. C. Hwy #20 at the joint front corner of instant property and property of Morton and running thence N. 86-28 W. 473.4 feet to an iron pin; thence N. 32.29 W. 159.0 feet to an iron pin; thence along line of Dukes N. 82-00 E. 131.0 feet; thence along line of Davis S. 71-32 E. 162.4 feet to an iron pin; thence S. 79-50 E. 255.7 feet to an iron pin on the west side of S. C. Hwy #20; thence along the west side of S. C. Hwy #20 S. 16-25 W. 95.8 feet to an iron pin, the point of beginning.

This is the same property conveyed from Carl Leroy Davis, of deed recorded October 17, 1977 in Vol. 1066, page 892.

Together with all and singular rights, members, hereditaments, and appurtenances 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 Mortgagee 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: Family Federal Savings & Loan in the amount of \$10,900.00 recorded 10/17/77 in Vol. 1413, page 94.

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

FILED
MAR 6 1981
DONNIE S. TANKERSLEY

SATISFIED IN FULL
ASSOCIATES FINANCIAL SERVICES CO., INC.
Branch Manager
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