

A/C#061065-9

Total NOTE: \$12780.00
Advance: \$7404.07

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE

BOOK 1596 PAGE 151

TO ALL FROM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

DONNIE S. TANKERSLEY
R.M.C.

BOOK 184 PAGE 430

WHEREAS, Sharon E. Crenshaw

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Co. of S.C., Inc. 1948 Augusta Street Greenville, SC 29605, 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 Seven thousand, four hundred four & 07/100 Dollars (\$ 7,404 07) plus interest of Five thousand three hundred seventy-five & 93/100 Dollars (\$ 5,375.93) due and payable in monthly installments of \$ 213.00, the first installment becoming due and payable on the 7th day of April, 19 83 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: Being known and designated as Lot No. 125 of Sunny Slopes Subdivision, Section Two, according to a plat prepared by C.O. Riddle, R.L.S., dated February 8, 1971, and recorded in the RMC Office for Greenville County in Plat Book 4-R at page 67, and having according to said plat, such metes and bounds as are more fully shown thereon.

This is the same property conveyed from Brown Enterprises of S.C., Inc. to Stephen R. & Sharon E. Crenshaw by deed dated and recorded 7/21/77 in Vol. 1060, page 977. Subsequently, Stephen R. Crenshaw conveyed his undivided one-half interest to Sharon E. Crenshaw by deed dated 10/31/80 and recorded 11/3/80 in Vol. 1136, page 657.

PAID AND SATISFIED IN FULL

This 19th day of Feb 1984

ASSOCIATES FINANCIAL SERVICES CO. INC.

By: Branch Manager

Witness: *Laura D. [Signature]*

FILED

MAR 27 1984

Donnie S. Tankersley



29759

Donnie S. Tankersley R.M.C.

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 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:

United States of America, acting through the Farmer's Home Administration in the original amount of \$22,700.00 recorded 7/21/77 in Vol. 1404, page 977.

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 whatsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

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