

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Total Note: \$45,078.60
Advance: \$25,533.25

TO ALL WHOM THESE PRESENTS MAY CONCERN: VOL 1034 PAGE 559
THIS MORTGAGE SECURES FUTURE ADVANCES BOOK 87 PAGE 1190

WHEREAS, Carroll Carson, Jr. and Mary E. Carson
(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 loan agreement of even date herewith, the terms of which are incorporated herein by reference, in the amount of \$ 45,078.60, together with interest as provided in the loan agreement.

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: Containing 36/100 of an acre, more or less, situated on the north side of Lincoln Road near Lincoln High School, Chick Springs Township, Greenville County, State of South Carolina, having the following courses and distances, to-wit:

BEGINNING at an iron pin which is located S. 65-25 W. 353 feet from the southwest corner of Lincoln High School Land, and running thence S. 65-20 W. 80 feet to an iron pin, corner of John L. and Agnes Foster lot; thence N. 22 W. 195 feet to an iron pin; thence N. 65-20 E. 80 feet to an iron pin; thence S. 22-00 E. 195 feet to the beginning corner.

This is the same property conveyed from J. B. Bowers by deed recorded September 26, 1966 in Vol. 806, page 504.

The attached call option provision is part of this deed, deed of trust or mortgage to secure debt.



*Cancelled
Dennis S. Lusk
2002*

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, are 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 herein 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:

The Mortgagor further covenants to 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

FILED
NOV 23 1984
NOV 23 1984

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA
WITNESS: *Lisa Landry*
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