

MORTGAGE OF REAL ESTATE -
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AMOUNT ADVANCED: \$13,435.95

FILED
GREENVILLE CO. S. C.
3 58 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 1538 PAGE 847

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. Richard Bobo and Kathy S. Bobo

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc.

(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 sum of Twenty Five Thousand Four Hundred Forty and no/100ths Dollars (\$ 25,440.00) due and payable

in ninety-six (96) equal, consecutive monthly installments of \$265.00 commencing June 1, 1981 and continuing thereafter until paid in full.

with interest thereon from date at the rate of 18% per centum per annum, to be paid:

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 for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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, on the northeast side of Brushy Creek Road, near the City of Greenville, being shown as Lot No. 1 on plat of property of William B. Ducker, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book UU at page 1, and having, according to said plat, the following metes and bounds towit:

BEGINNING at an iron pin on the northeast side of Brushy Creek Road at joint front corner of Lots 1 and 2 and runs thence along the line of Lots No. 2, N. 0-17 W. 128.5 feet to an iron pin; thence S. 72-53 E. 75 feet to an iron pin; thence S. 8-24 E. 185.7 feet to an iron pin on the northeast side of Brushy Creek Road; thence with Brushy Creek Road, N. 51-00 W. 100 feet to an iron pin; thence still with Brushy Creek Road, N. 54-32 W. 25 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed of Frances Nix Beacham, dated December 21, 1977, recorded December 22, 1977, in the R.M.C. Office for Greenville County in Deed Book 1070 at page 610.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 provided herein. 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 whomsoever lawfully claiming the same or any part thereof.



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