

035

Total Note: \$8622.18
Advance: \$5866.16

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILE
4 18 1983
H.M.C.

MORTGAGE OF REAL ESTATE

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

WHEREAS, Rufus O. Sanders

(hereinafter referred to as Mortgagee) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc. P. O. Box 2852 Greenville, SC 29602, its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the

Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Five thousand, eight hundred sixty-six & 16/100 Dollars (\$ 5,866.16) plus interest of Two thousand seven hundred fifty-six & 02/100 Dollars (\$ 2,756.02) due and payable in monthly installments of \$ 159.67 the first installment becoming due and payable on the 5th day of February, 19 80 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 Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, 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 Mortgagee may be indebted to the Mortgagee at any time (or 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 Mortgagee 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 and being situate on the north side of Standing Springs Road, in Greenville County, South Carolina, and being known and designated as Lot No. 3 of the Air Base Farms as shown on plat prepared by Dalton and Neves dated November, 1944 and amended August 1945, and which amended plat has been recorded in the BMC Office for Said County in Plat Book U, page 199.

This is the same property conveyed from J. A. Stone by deed recorded 04/05/76 in Vol. 1034 page 198.

ASSOCIATES FINANCIAL SERVICES CO., BY
17552
FILED
JAN 18 1983
GREENVILLE, S.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same in anywise belonging, 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 in anywise connected with the premises, and all such fixtures and equipment, other than the usual household furniture, be

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