

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TOTAL OF PAYMENTS: \$9,600.00
AMOUNT FINANCED: 6,300.85

BOOK 1497 PAGE 962

BOOK 86 PAGE 280

CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

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R.H.C. WALTER JONES
TANKERSLEY

WHEREAS,

hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc., 123 W. Antrim Dr., Greenville, SC, 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 Six thousand three Hundred and \$5/100 Dollars (\$ 6,300.85) plus interest of Three Thousand two hundred ninety-nine and 15/100 Dollars (\$ 3,299.15) due and payable in monthly installments of \$ 160.00, the first installment becoming due and payable on the 17th day of April, 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 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 south side of Joe Louis Avenue, being know and designated as Lot No. 17, Arnold Place, near the city of Greenville, according to plat of said Arnold Place property, prepared by Dalton & Eves, Engineers, in December, 1944, as recorded in the R. M. C. Office for Greenville County in Plat Book O, on page 111, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the South Side of Joe Louis Avenue, at joint corner of Lots # 17 and 18, said pin being 124.7 feet Southeast of iron pin at the Southeast corner of the intersection of Joe Louis Avenue with Endel Street, thence S. 29-0 W. 112.3 feet to an iron pin at joint rear corner of Lots # 17 and 18; thence S. 61-0 E. 40 feet to an iron pin at joint rear corner of Lots # 17 and 23, on the West side of 18.5 foot alley; thence N. 29-0 E. 112.3 feet along said alley to an iron pin at Northeast corner of Lot 17; thence N. 40 W. 40 feet along said Joe Louis Avenue to an iron pin, the point of beginning.

This is the same property conveyed from The Home Mission and South Greenville Engineers, Inc. Recorded March 30, 1963, in Vol. 719, page 298.

Together with all and singular rights, members, covenants, and appurtenances to the same belonging to or by law incidently 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:

NONE

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.

The Mortgagee further covenants and agrees as follows:

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JUL 20 1984

Ernest
Ernest
Ernest

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