

FILED
GREENVILLE CO.
MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
NOV 9 1 45 PM 1970
ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000
R.M.C. BERSLEY

Total Note: \$7302.60
Advance: \$4781.21

BOOK 1487 PAGE 717
BOOK 87 PAGE 980
GREENVILLE CO.

WHEREAS, Warren H. Brookshire and Claudia L. Brookshire (hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc. P. O. Box 2852 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 Four thousand, seven hundred eighty-one & 21/100 Dollars (\$ 4,781.21) plus interest of Two thousand five hundred twenty-one & 39/100 Dollars (\$ 2,521.39) due and payable in monthly installments of \$ 121.71 the first installment becoming due and payable on the 15th day of December, 19 79 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, and

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 & lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, to wit: Lying and being in the northeast corner of the intersection of Hazel Street with Sandy Flat Road (Highway S23-140) in O'Neal Township, County of Greenville, South Carolina and being known and designated as new Lot No. 25, Sand Ridge Eight Subdivision, according to plat thereof, as amended, prepared by John A. Simmons, R.L.S., dated October 19, 1968 as recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book ZZZ at Page 33. Said lot is further identified on the Greenville County Block Book as Lot 95, Block 1, Page 641.3 in School District 345 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin in the southwest corner of the intersection of Hazel Street with Sandy Flat Road (Highway S23-140) and running thence along the westerly side of said road S. 33-50 W. 200.7 feet to point at joint rear corner of Lots 28 and 31; thence along the rear lines of Lots 31 and 32 N. 63-15 W. 144.3 feet to an iron pin at joint rear corner of Lots 27 and 28; thence along the joint lines of the said lots N. 27-17 E. 200 feet to an iron pin at joint front corner of the said lots on the southerly side of Hazel Street; thence along said Hazel Street S. 63-15 W. 167.2 feet to an iron pin at the point of beginning, being all of old Lot 30 and the major portion of old Lot 29, according to plat recorded in the said R.M.C. Office in Plat Book EEE at Page 69. The above described property is subject to existing easements, rights of way, and reservations as well as restrictions recorded in Vol. 733 at Page 552, R.M.C. Office for Greenville County, South Carolina.

This is the same property conveyed from C. Clyde & Ruth M. Billingsley recorded 7/10/69 in Vol. 87, Page 653. 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 in the amount of \$14,300.00 recorded 07/10/69 in Vol. 1130. page 653.