

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

399-1030 PAGE 485

OCT 12 3 44 PM '83

DONNIE S. JAMES

WILLIAMS, Mary Margaret Aldridge AKA Mary U. Aldridge

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

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 Ten thousand three hundred fifty dollars and 00/100 Dollars (\$ 10,350.00 ) plus interest of Eight thousand four hundred thirty-five 76/100 Dollars (\$ 8435.76 ) due and payable in monthly installments of \$ 223.64 , the first installment becoming due and payable on the 14 day of November , 19 83 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

WILLIAMS, 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 eastern side of Balfer Drive, being shown as Lot No. 107 on plat of WADE HAMPTON GARDENS, SECTION III, recorded in the RMC Office for Greenville County and having such metes and bounds as is shown thereon.

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

This is the same property conveyed from Threatt-Maxwell Enterprises, Inc. to Ralph E. Aldridge, Jr. and Mary U. Aldridge dated April 21, 1969 and recorded April 22, 1969 in Deed Book 866 Page 429. Subsequently Ralph E. Aldridge, Jr. died (see Apartment 1259 File 12 Probate Court of Greenville County, S.C.) leaving as his sole heirs at law Mary Margaret Aldridge, his wife, Miles Aldridge, Derek Aldridge, Ralph Aldridge, III, his sons, and Marilou Aldridge, His daughter. By deed Dated March 26, 1982 and recorded March 29, 1982 Miles Michael Aldridge deeded his interest in the property to Mary U. Aldridge in deed book 1164 page 525 RMC Office for Greenville County, S.C. By deed dated March 22, 1982 and recorded March 29, 1982 Marilou A. Norris and Derek Alan Aldridge deeded their interest in the property to Mary U. Aldridge in deed book 1164 page 526 RMC Office for Greenville County, S.C. By deed dated October 4, 1983 and recorded October 7, 1983 Ralph Aldridge, III (a/k/a/ Ralph Aldridge Pierce) deeded his interest in this property to Mary U. Aldridge by deed recorded in deed book 1197 page 998 RMC Office for Greenville County, S.C. Copies of deeds attached.

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:

First Federal Savings and Loan Association in the original amount of \$25,600.00 dated April 21, 1969 and recorded April 22, 1969 in mortgage volume 1123 page 424 RMC Office for Greenville County, S.C.

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 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.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, the issues and profits toward the payment of the debt secured hereby.