

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 11 11 23 AM '78

DONNIE R. SANDERSLEY  
R.M.C.

WHEREAS, Felicia Pepper

(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-seven Thousand Seven Hundred Forty and no/100----- Dollars (\$ 27,740.00 ) due and payable

ACCORDING TO TERMS SET OUT IN SAID NOTE

with interest thereon from this date at the rate of 18.5% APR per centum per annum, to be paid: monthly

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, Gantt Township, as shown on plat of property of Felicia Pepper by Carolina Surveying Company dated May 27, 1976, and December 7, 1977, and being more particularly described as follows:

BEGINNING at an iron pin on the southwest side of an unpaved and unnamed street, at the joint corner of Cooley property, and running thence S. 61-18 W. 110.0 feet to an iron pin; thence S. 30-12 E. 198 feet to an iron pin; thence N. 76-19 W. 299.7 feet to an iron pin; thence S. 13-48 W. 123.5 feet to an iron pin; thence N. 76-12 W. 250 feet to an iron pin; thence N. 12-48 E. 348.5 feet to an iron pin at a proposed road; thence along said proposed road, S. 76-12 E. 485 feet to an iron pin at the unnamed road; thence continuing along the unnamed road, S. 30-12 E. 11.9 feet to the point of beginning.

This being the same property conveyed to mortgagor herein by deed of Tena B. Pepper dated and recorded on February 1, 1978, in Deed Book 1072 at Page 932.

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



400 3

21A01

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.

1034 333

1034 333