

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES UP TO A MAXIMUM OUTSTANDING \$100,000.
TOTAL OF PAYMENTS: \$14,112.00
AMOUNT FINANCED: 7,993.22
BOOK 1547 PAGE 970
BOOK 82 PAGE 817

WHEREAS, James Edward Gamble
(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina,
1948 Augusta St., 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 Seven thousand nine
hundred ninety-three and 22/100 Dollars (\$ 7,993.22) plus interest of
Six thousand one hundred eighteen and 78/100 Dollars (\$ 6,118.78) due and payable in monthly installments of
\$ 168.00 the first installment becoming due and payable on the 31 day of August, 19 81 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:
Being known and designated as Lot 71 on plat of property of Magnolia Acres, which plat is recorded
in the RMC Office for Greenville, SC in Plat Book GG, Page 133, and having, according to said plat
the following metes and bounds, to-wit:
BEGINNING at an iron pin on the north side of Fleetwood Drive at the joint corner of Lots 70 and
71 and runs thence along the line of Lot 70 N. 21-10 W. 172 feet to an iron pin; thence N. 68-50 E.
85 feet to an iron pin; thence along the line of Lot 72 S. 21-10 E. 172 feet to an iron pin on the
north side of Fleetwood Drive; thence along Fleetwood Drive S. 68-50-W/ 85 feet to the beginning
corner.

This is the same property conveyed from Colonial Company Inc. by deed recorded September 7, 1972,
in Vol. 954, page 63; one-half interest conveyed from Synita S. Gamble by deed recorded
July 16, 1981 in Vol. 1154, page 845.

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:
Carolina Nation Mortgage Investment Co., Inc. in the amount of \$21,500.00 recorded September 7, 1972
in Vol. 1248, page 213.
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 whatsoever 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
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:

