

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TOTAL OF PAYMENTS: \$11,520.00  
AMOUNT FINANCED: 7,015.15

BOOK 1552 PAGE 619

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

BOOK 80 PAGE 83

SEP 14 2 12 PM '81

WHEREAS, George E. Sexton and Patricia K. Sexton  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc., 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 fifteen and 15/100 Dollars (\$ 7,015.15 ) plus interest of four thousand five hundred four 85/100 Dollars (\$ 4,504.85 ) due and payable in monthly installments of \$ 160.00, the first installment becoming due and payable on the 17 day of October, 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 shown and designated as Lot 278, Section III, on that particular plat of Westwood Subdivision recorded in the RMC Office for Greenville, County, South Carolina, in Plat Book 4-N at Page 30, and having the following metes and bounds, to-wit:  
BEGINNING at an iron pin on the eastern side of Cheyenne Drive, Joint front corner of Lots 278 and 276 and running thence N. 10-53 E. 140 feet to an iron pin; thence S. 86-19 E. 50 feet to an iron pin; thence S. 60-00 E. 90.6 feet to an iron pin; thence S. 47-31 W. 140 feet to an iron pin, joint front corner of Lots 278 and 279; thence N. 86-24 W. 47 feet to the point of beginning.

This is the same property conveyed from Carl R. Thompson and Deborah G. Thompson by deed recorded March 25, 1976, in Vol. 1033, page 674.

FILED  
MAR 29 1983  
Donna S. [unclear]

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PAID AND SATISFIED IN FULL  
MORTGAGEE  
ASSOCIATES FINANCIAL SERVICES CO., INC.  
Witness: [Signature]

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 amount of \$21,850.00 recorded March 25, 1976, in Vol. 1363, page 212.

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