

FILED
DEC 15 1983
SOUTH CAROLINA
COUNTY OF GREENVILLE
H.H.C. WISLEY

MORTGAGE OF REAL ESTATE

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

Total Note: \$43,200.00
Advance: \$19,976.45

BOOK 1559 PAGE 751

BOOK 83 PAGE 812

WHEREAS, Skelton Landscaping, Inc.
hereinafter referred to as Mortgagor is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc. 1948 Augusta Rd., 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 Nineteen thousand, nine hundred seventy-six & 45/100 Dollars (\$ 19,976.45) plus interest of Twenty-three thousand, two hundred, twenty & 55/100 Dollars (\$ 23,220.55) due and payable in monthly installments of \$ 360.00 the first installment becoming due and payable on the 18th day of January, 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: Lying and being in Butler Township, Greenville County, State of South Carolina, on the eastern side of Scuffletown Road, and having the following metes and bounds, courses and distances, according to a plat of said lot made by J. C. Hill, March 7, 1983:

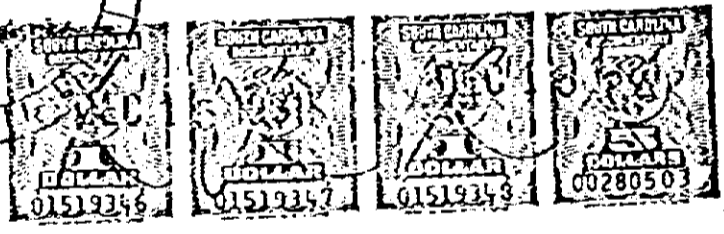
BEGINNING at an iron pin on the eastern side of Scuffletown Road, at corner of M. M. Jones, and running thence N. 85 E. 132.4 feet to an iron pin; thence S. 25-37 E. 74.6 feet to an iron pin; thence S. 85 W. 160.8 feet to an iron pin on the eastern side of Scuffletown Road; thence along said Road, N. 10 W. 73 feet to the beginning corner, said lot being 0.25 acres, more or less.

This is the same property conveyed by deed recorded 3/27/73 in Vol. 971, DEED 12 1983

PREPARED & SATISFIED IN FULL THIS 25 DAY NOV 19 83

WITNESS [Signature]

Donnie S. Jones



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:

2-0000

NONE

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: