GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE-Mann, Ferter, 74 more & Brissey, Attorneys at Law, Justice Building, Greenville 5.3. FAGE 611

STATE OF SOUTH CAROLINA BETH RIDDLE COUNTY OF GREENVILLE RM.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. We, David L. Herring and Gayle K. Herring

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Co., Inc.,

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 scaling 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, situate on the eastern side of Childress Drive and being shown as Lot 9, Block 1, Sheet Bl3.4 on the County Block Book and described as follows:

Beginning at an iron pin on the eastern side of Childress Drive at the corner of Lot conveyed to Eugene Isenhour and running thence with rear line of said Lot N. 56-26 E. 108 feet to an iron pin in line of lot now or formerly of James Carlos Bayne; thence with line of said lot in northwesterly direction 30.1 feet, more or less, to an iron pin; thence continuing with the rear line of said Lot N. 42-E. 123 feet to an iron pin; thence N. 30 W. 159 feet to an iron pin; thence S. 63-40 W. 305.2 feet to an iron pin in the center of Childress Drive; thence along the center of Childress Drive approximately S. 46-28 E. 361 feet, more or less, to an iron pin at corner of Isenhour lot, the point of beginning.

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 soized of the premises heireinabove 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.