

GREENVILLE 100 S. C.

Oct 31 11 19 AM '72

ELIZABETH RIDDLE  
R.M.C.

BOOK 1255 - PAGE 399

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dean E. Wilson and Ruth G. Wilson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company, 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 Four Thousand One Hundred Four and no/100-----

----- Dollars (\$4,104.00 ----) due and payable  
in thirty-six monthly installments of \$114.00 each,

with interest thereon from maturity at the rate of eight per centum per annum, to be paid as set out above

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, being shown as Lot 4 and the northern 1/2 of

Lot 5 of Block F as shown on map of Fair Heights, recorded in Plat Book F at page 257 in the RMC Office for Greenville County, and having according to plat of Property of Dean E. Wilson and Ruth G. Wilson recorded in the RMC Office for Greenville County the following metes and bounds:

Beginning at an iron pin on Bleckley Avenue at the joint front corner of Lots 3 and 4; thence with Bleckley Avenue, S 31-20 W 75 feet to an iron pin; thence N 58-40 W 150 feet to an iron pin; thence N 31-20 E 75 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with joint line of Lots 3 and 4, S 58-40 E 150 feet to the beginning corner.

This mortgage is junior in lien to the mortgage of Cameron-Brown Company recorded in Mortgage Book 1193 at page 419 in the RMC Office for Greenville County.

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 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.