

FILED
GREENVILLE CO. S.C.

BOOK 1255 PAGE 401

OCT 31 11 19 AM '72

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

ELIZABETH RIDDLE MORTGAGE OF REAL ESTATE

R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gerald F. Duchinski and Phyllis M. Duchinski

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

Seven Thousand Twenty and No/100 ----- Dollars (\$ 7,020.00) due and payable

in thirty-six monthly installments of \$195.00 each

maturity

with interest thereon from date at the rate of 8% per centum per annum, to be paid: as set forth 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, on the western side of Riley Road, being shown as Lot Number 35 on plat of Riley Estates, Section D, as shown on plat recorded in Plat Book PPP at Page 23 and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the western side of Riley Road at the joint front corner of Lots 36 & 35 and running thence with the joint line of said lots N 64-00 W 170.5 feet to an iron pin; thence N 20-00 E 100.6 feet to an iron pin; thence S 64-00 E 131 feet to an iron pin on the western side of Riley Road; thence with said Riley Road S 26-00 W 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed recorded in Deed Book 879 at Page 309 in the RMC Office for Greenville County.

This mortgage is junior in lien to that certain mortgage in favor of C. Douglas Wilson & Co., recorded in Mortgage Book 1141 at Page 597 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 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 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 whosoever lawfully claiming the same or any part thereof.