

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1260 PAGE 103

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES D. INGLE and CAROLE B. INGLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

AMERICAN FINANCE CORPORATION,

(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 Nine Hundred Twenty and no/100 Dollars \$7,920.00 due and payable

In sixty (60) months, at the rate of
One Hundred Thirty-two and no/100
(\$132.00) Dollars per month

with interest thereon from date at the rate of \$7.00 per \$100.00 per centum per annum, to be paid

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, known as Lot No. 17, on a plat of Section 2, Pecan Terrace, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book EE, at Page 108, said lot fronting on the eastern side of June Lane 90 feet, having a depth of 155.2 feet on the northerly side, a depth of 151.8 feet on the southerly side and measuring 53.7 feet across the rear. This being the same lot conveyed to James D. and Carole B. Ingle by deed recorded in the R.M.C. Office for Greenville County in Deeds Book 814 at Page 405.

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 whomsoever lawfully claiming the same or any part thereof