

O.K.
Re File

FILED
GREENVILLE, CO. S. C.
DEC 13 10 14 AM '72
ELIZABETH RIDDLE
R.M.C.

BOOK 1260 PAGE 395

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, Thomas A. Grant and Elizabeth G. Grant

(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

Seven Thousand Nine Hundred Twenty and No/100 --- Dollars (\$ 7,920.00) due and payable
in 36 equal monthly installments of \$220.00 each

with interest thereon from maturity at the rate of eight 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, being known and designated as Lot Number 15 of Kirkwood Heights subdivision, plat of which is recorded in Plat Book EE at Pages 110 and 111 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 14 & 15 and running thence along the joint line of said lots, S 49-18 E 150 feet to an iron pin; thence S 40-42 W 78 feet to an iron pin at the joint rear corner of Lots 15 & 16; thence along the joint line between said lots N 49-18 W 150 feet to an iron pin on Birchwood Drive; thence along Birchwood Drive, N 40-42 E 78 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed recorded in Deed Book 781 at Page 117 in the RMC Office for Greenville County.

This mortgage is junior in lien to that certain mortgage in favor of Prudential Insurance Company of America.

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.