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GREENVILLE CO. S. C.

BOOK 1272 PAGE 321

APR 12 9 36 AM '73

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David J. Beard and Mildred Virginia Williams Beard

(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

Five Thousand Seven Hundred Sixty and No/100 Dollars (\$ 5,760.00 ) due and payable in 60 monthly installments of \$96.00 each

with interest thereon from maturity at the rate of eight per centum per annum, to be paid: monthly.

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 Number 55 on a plat of Property of Edgar C. Waldrop, said plat recorded in Plat Book B at Page 171 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Concord Street at the joint front corner of Lots 54 & 55 and running thence with the line of Lot Number 54, N 86-04 E 150 feet to an iron pin at the corner of Lot Number 44; thence with the rear line of Lot Number 44, N 3-56 W 50 feet to an iron pin at the corner of Lot 56; thence with the line of Lot 56, S 86-04 W 150 feet to an iron pin on said Street; thence with the eastern side of said Street, S 3-56 E 50 feet to the beginning point.

This mortgage is junior in lien to that certain mortgage in favor of Cameron Brown Company, dated May 9, 1969, recorded in Mortgage Book 1125 at Page 189 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.