

P. O. Box 647
Taylors, S. C. 29687

BOOK 1440 PAGE 648

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S.C.
150 PM
S. TAYLORSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Randall G. Sheperd and Debra G. Sheperd

(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

Ten thousand five hundred - - - - - Dollars (\$ 10,500.00) due and payable
in eighty-four (84) equal, consecutive, monthly installments of \$125.00
commencing September 14, 1978,

with interest thereon from date / as stated in said Note of even date
at the rate of per centum per annum, to be paid:
AMOUNT ADVANCED \$5,947.33

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 and designated as Lot 55 on a Plat of Section One, SUNNY SLOPES Subdivision, recorded in the RMC. Office for Greenville County in Plat Book 4-R, at Page 3, and having, according to said Plat, the following courses and distances:

BEGINNING at a point on the edge of Barclay Drive, joint front corner of Lots 54 and 55, and running thence with the common line of said Lots, S 36-42 E, 150 feet to a point; thence S 63-18 W, 80 feet to a point; thence N 36-42 W, 150 feet to a point on the edge of Barclay Drive; thence running with said Drive, N 53-18 E, 80 feet to a point on said Drive, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Brown Enterprises of S. C., Inc., recorded May 5, 1975, in Deed Book 1017, at Page 769.

This mortgage is junior in lien to that certain mortgage in favor of the United States of America, in the original amount of \$19,600.00, recorded May 5, 1975, in REM Book 1338, at Page 417.



SH
8/8/78

0070
11
AUG 79
1025

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.

4328 RV-2