

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

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, Oliver Norwood Greer

(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

Thirty-six thousand one hundred ninety-two - - Dollars (\$ 36,192.00) due and payable in ninety-six (96) equal, consecutive, monthly installments of \$377.00, commencing September 14, 1978,

as stated in said Note of even date
with interest thereon from date / at the rate of per centum per annum, to be paid:
AMOUNT ADVANCED \$17,077.46

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, about four miles northwest from Greer, near Jubilee Colored Church, lying on the northern side of the Rutherford Road, and being a part of the same land that was conveyed to Butler Greer by deed recorded in the RMC Office for Greenville County in Deed Book 327, Page 439, and having the following courses and distances:

BEGINNING at an iron pin on the northern side of the said Road, corner of Lot No. 1 (in a Subdivision of Lots 20 and 21 on Plat of Subdivision of the J. B. Brookshire Estate), and runs thence with the northern side of the said Road, S 54-45 W, 125 feet, joint corner of Lots 1 and 2; thence continuing with the northern side of the said Road, S 64-23 W, 100 feet to an iron pin, joint corner of Lots 2 and 3; thence with the common line of Lots 2 and 3, N 23-00 W, 217 feet to an iron pin; thence N 62-49 E, 109 feet to an iron pin on the line of Lot No. 5 as shown on the Brookshire Plat; thence with the said Line, S 61-30 E, 240 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Butler Greer, recorded October 30, 1959, in Deed Book 422, at Page 167.

This mortgage is junior in lien to that certain lien in favor of First Federal Savings & Loan Association in the original amount of \$11,000.00 recorded December 17, 1970, in REM Book 1176, at Page 29..



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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.

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