

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. DARRELL NEVES and MARILYN M. NEVES

(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

Thirteen thousand four hundred sixty-four - - - Dollars (\$14,464.00) due and payable in 36 equal, consecutive, monthly installments of \$374.00, commencing November 27, 1978,

with interest thereon from date / as stated in Note of even date at the rate of per centum per annum, to be paid:

AMOUNT ADVANCED \$10,345.10

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, containing 1.33 acres, more or less, situate on the south side of State Highway No. 290 at Locust Hill Baptist Church, O'Neal Township, being shown on Plat of Property of L. Darrell Neves by Terry T. Dill, RLS, dated February 21, 1973, and having the following metes and bounds:

BEGINNING at an iron pin on the south side of State Highway No. 290, corner of the within described lot and property now or formerly of L. O. Thompson and W. H. Neves, and running thence along the south side of Highway No. 290, S 52-26 E, 107 feet and S 46-49 E, 43 feet to an iron pin, corner of other property belonging to Langorn P. Neves; thence along the line of said property, S 33-09 W, 412 feet to an iron pin; thence N 70-42 W, 135.4 feet to an iron pin; thence N 17-20 E, 162 feet to an iron pin, corner of the Thompson and Neves lot; thence along line of said Lot, S 70-22 E, 84.7 feet to an iron pin, and N 22-15 E, 288.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Langorn P. Neves, by deed recorded March 13, 1973, in Deed Book 970, at Page 1.

This mortgage is junior in lien to that certain mortgage in favor of United States of America in the original amount of \$20,350.00, recorded January 13, 1975, in REM Book 1331, at Page 267.

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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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