

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } 7 30 S. C.

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

DEC 16 12 30 PM '79

WHEREAS, James Perry Hamilton and Gloria S. Harrison

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, 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 Twenty Four Thousand and no/100-----

----- Dollars (\$ 24,000.00) due and payable in one hundred twenty (120) monthly installments of Four Hundred Thirty-One and no/100 (\$431.00) Dollars per installment

with interest thereon from January 16, 1980 the rate of 18% per centum per annum, to be paid: \$431.00 per month commencing January 16, 1980; total pay-back - \$51,720.00

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, Oakland Township, shown and designated as the northern one-half of Lot No. 111, which lot is shown as Plot No. 3 of the property of Overbrook Land Company and Woodville Investment Company, which plat is recorded in the R.M.C. office for Greenville County in Plat Book F, Page 218."

"All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oakland Township, shown and designated as the northern one-half of Lot No. 111, which is shown as Plot No. 3 of the property of Overbrook Land Company and Woodville Investment Company, which plat is recorded in the R.M.C. office for Greenville County in Plat Book F, at page 218, also being recorded in Plat Book 6D at page 86, known as "Property of James Perry Harrison and Gloria S. Harrison, and having the following metes and bounds:"

The metes and bounds description particularly identifying this property is that contained in the deeds found in Deed Volume 1049, page 205, T. Pralo Wood, Grantor, James Perry Harrison, Grantee, and Deed Volume 1059, page 367, James Perry Harrison, Grantor, Gloria S. Harrison, Grantee. *

In addition, the following property is also pledged as subject to this mortgage:

"All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, and in accordance with plat recorded in the R.M.C. office for Greenville in Plat Book , at page having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of an unnamed street and running with said street N. 70-20 W. 37.6 feet to an iron pin; thence W. 11-47 E. 302.2 feet to an iron pin; thence N. 68-22 E. 58.3 feet to an iron pin; thence N. 88-28 E. 127.3 feet to an iron pin; thence S. 64-20 E. 111.2 feet to an iron pin; thence S. 47-40 W. 421 feet to the point of beginning.

This being a portion of property conveyed to Grantors by deed recorded in Deed Book 903, at page 295. "Y BLDG, Wood (GRANTOR Jan 6, 1977) James Harrison & Gloria Harrison (Grantees), April 29, 1977

* The mortgagors are pledging as security for this mortgage all that real estate described in the two deeds found at Deed Volume 1049, page 205, and Deed Volume 1059, page 367, and Volume 998, page 146.

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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