

FILED
GREENVILLE CO. S. C.

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

BOOK 1491 PAGE 395

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 17 10 52 AM '79
DONNIE BANKERSLAW
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES A. HILL and ANNIE O. HILL

(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

THIRTY-EIGHT THOUSAND FORTY Dollars (\$ 38,040.00) due and payable

in 120 equal, consecutive monthly installments of \$317.00, commencing January 20, 1980, and continuing thereafter until paid in full

as stated in Note of even date
with interest thereon from date / at the rate of per centum per annum, to be paid:
AMOUNT ADVANCED \$17,593.01

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 88 on a Plat of COACH HILLS, recorded in the RMC Office for Greenville County in Plat Book 4-X, at Pages 85 and 86.

ALSO

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 89 on a Plat of COACH HILLS, recorded in the RMC Office for Greenville County in Plat Book 4-X, at Pages 85 and 86, and having, according to a more recent survey by Piedmont Engineers-Architects-Planners, dated December 20, 1976, the following metes and bounds:

BEGINNING at an iron pin on the western side of Hitching Post Lane at the joint front corner of Lots 88 and 89, and running thence with the common line of said Lots, N 82-51 W, 170.20 feet to an iron pin; thence with the line of Lot 87, S 29-40 W, 40 feet to a new iron pin; running thence along a new line through Lot 89, N 85-47 E, 189.20 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of James O. Merritt, recorded March 19, 1976, in Deed Book 1033, at Page 363, and by deed of Norman B. Livengood and Joyce G. Livengood, recorded February 4, 1977, in Deed Book 1050, at Page 557.

GCTO --- 1 DE 17 79 511



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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