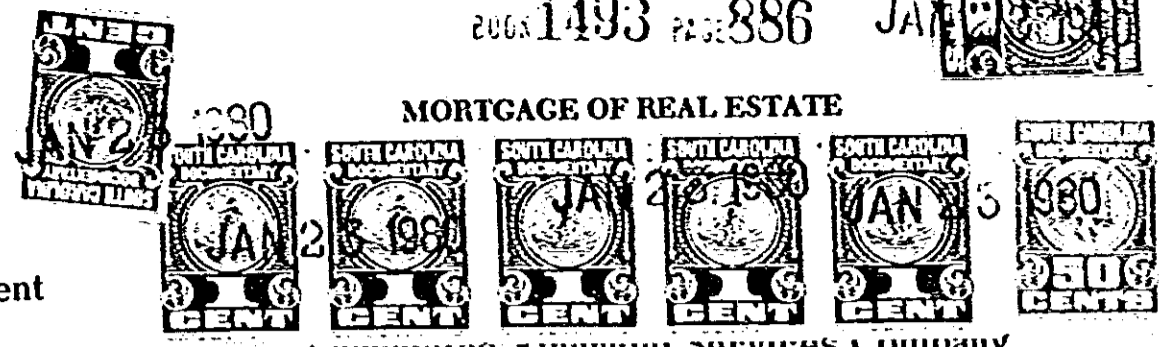


FILED
CO. S. C.
3 25 AM '80
STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

WHEREAS, Steven A. Parent

(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 Nineteen Thousand One Hundred Forty-Six and 97/100

(19,146.97)----- Dollars (\$19,146.97) due and payable in one hundred twenty (120) monthly installments of Three Hundred Forty-Five and no/100 (\$345.00) Dollars per installment

with interest thereon from March 1, 1980 at the rate of 18.0% per centum per annum, to be paid: \$345.00 per month commencing March 1, 1980, and on the first of each month thereafter; total pay-back - \$41,400.00.

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, shown as Lot 10A on plat of Pine Crest Farms, Unit #3, White Horse Road Extension, recorded in Plat Book M at page 3 and having the following courses and distances:

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BEGINNING at an iron pin at the intersection of White Horse Road Extension and Lucille Drive at the front corner of Lot 10A and running along Lucille Drive, S. 0-38 E. 104.5 feet to an iron pin on Spring Brook Drive; thence along Spring Brook Drive, N. 86-35 W. 39.3 feet to an iron pin at the joint corner of Lot 10 and 10A; thence along the joint line of said lots, N. 2-22 E. 104.3 feet to an iron pin on White Horse Road Extension; thence along said road, S. 86-35 E. 33.9 feet to the point of beginning.

1203

This being the same property conveyed to the grantor by deed of Edward E. Smalley, III and Winston F. Woodward dated April 25, 1975 recorded in Deed Book 1017, Page 710, in the R. M. C. Office for Greenville County, South Carolina.



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

4.0001

ALL that piece, parcel or lot of land situate, lying and being on the Southwestern side of David Street, in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at a point on the Southwestern side of David Street at the joint corner of the premises herein described and property now or formerly of Stewart and running thence with the line of said Stewart property 131 feet; thence N. 23 W. 28 1/2 feet, more or less, to a point at the joint corner of the premises herein described and property now or formerly of M. N. Smith; thence with the line of said Smith property 131 feet, more or less, to a point on the Southwestern side of David Street; thence with the Southwestern side of David Street S. 24 E. 50 feet, more or less, to the point of beginning.

This being the same property conveyed to the grantor by deed dated May 29, 1976 recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1042, at Page 623.



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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