

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FEB 1 1 35 PM '80
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, William A. Graham and Corine P. Graham

(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 Two Thousand Forty-Six and 99/100 -----

----- Dollars (\$2,046.99) due and payable in twenty-four (24) monthly installments of One Hundred Seven and no/100 (\$107.00) Dollars per installment.

with interest thereon from March 8, 1980 at the rate of 22.8% per centum per annum, to be paid: \$107.00 per month commencing March 8, 1980, and on the eighth of each month thereafter, total payback - \$2,568.00.

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, being known as a portion of Lot No. 1, of Property of St. Paul M. E. Church, on plat recorded in the RMC Office for Greenville County, S. C., in Plat Book "A", at Page 140, and also being shown on more recent plat of Property of William A. Graham and Corine P. Graham, prepared by R. B. Bruce, RLS, 24 September 1968, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "YYY", at Page 187.

Said lot fronts on the northerly side of Arlington Avenue 50 feet, has a depth of 98.5 feet on the westerly side, a depth of 90 feet on the easterly side, and is 50' feet across the rear.

This is the same property conveyed to the mortgagors by deed of Lillian S. Norris recorded October 4, 1968 in Deed Book 853, at Page 425 in the RMC Office for Greenville County, S. C.



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.

0694

4328 RV-2