

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
MAR 25 AM '80
MERSLEY

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Annie D. Stoudenmire

(hereinafter referred to as Mortgagor) is well and truly indebted unto
of South Carolina, Inc.,

Associates Financial Services Company

(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 **Eight thousand two-hundred four and 26/100**

Dollars (\$ 8204.26) due and payable

in forty-eight (48) equal monthly installments of Two-hundred forty-one and 00/100
(\$241.00) Dollars per installment

with interest thereon from **March 18, 1980** at the rate of **18.0%** per centum per annum, to be paid:
in forty-eight (48) equal monthly installments on the eighteenth of each month in the
amount of **\$241.00 total pay-back \$11,568.00.**

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**, All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, known and designated as Lot. No. 37 on a plot of Cedar Vale Subdivision recorded in the R. M. C. office for Greenville County in Plat Book 000, at Page 13, said plat being craved for a metes and bounds description.

This is the identical property conveyed to the grantor by deed of Calvin Company, dated August 12, 1971 and recorded in the R. M. C. Office for Greenville County in Vol. 922 at Page 516.

The above conveyance is subject to subdivision restrictions and easements as may appear of records, on the recorded plats, or on the premises.

The Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed unto Fidelity Federal Savings and Loan Association, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1389 at Page 25 and has a present balance of \$29,000.00.

This being the same property conveyed to me by Larry G. Shaw Builder, Inc. by deed of February 23, 1977 recorded in Volume 1051 Page 476.



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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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