

GEN. REC. S.C.
APR 21 14 '80
H.C. SLE

P. O. Box 647
Taylors, S. C. 29687
BOOK 1500 PAGE 221

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BILLY E. TOWERY

(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

Forty-six thousand four hundred forty Dollars (\$ 46,440.00) due and payable
In one hundred twenty (120) equal, consecutive monthly installments of \$387.00, commencing May 14, 1980, and continuing thereafter until paid in full

as stated in Note of even date herewith
with interest thereon from date / at the rate of per centum per annum, to be paid:

AMOUNT ADVANCED \$21,477.91

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:

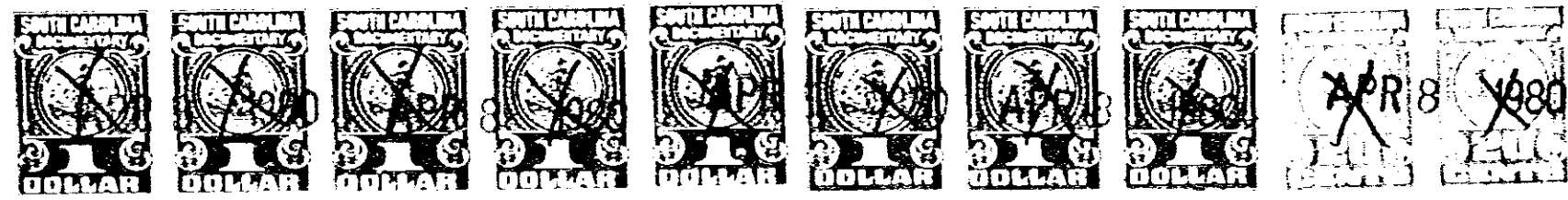
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, at the northwest corner of the intersection of Hammett Street with Loom Street, and having, according to a revised survey prepared by D. C. Jones, Engineer, of the Property of A. D. Watts and Fred E. Stogner, dated January 15, 1956, the following metes and bounds:

BEGINNING at a point on the northeast corner of the intersection of Hammett Street with Loom Street, and running thence along the northeasterly side of Loom Street, N 68-30 W, 61.6 feet to a point; thence N 25-20 E, 100 feet to a point; thence S 68-30 E, 101.4 feet to a point on the northwesterly side of Hammett Street; thence S 46-46 W, 110.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of A. D. Watts, recorded September 7, 1978, in Deed Book 1086, at Page 903.

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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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