

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

BOOK 1558 PAGE 716

STATE OF SOUTH CAROLINA GREENVILLE COUNTY, S. C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE OCT 30 4 04 PM '81 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANNERSLEY
R.M.C.

WHEREAS, I. JAMES N. SANDIFORD,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA,

(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

TEN THOUSAND, SEVEN HUNDRED FIVE AND 20/100-----Dollars (\$ 10, 705. 20-) due and payable

in 225 equal, consecutive monthly installments of \$225.00 each, commencing November 20, 21, 1981, and continuing thereafter until paid. *893*

with interest thereon from date at the rate of / [as stated in note of even date, reference to which is expressly per centum per annum, to be paid craved]

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:

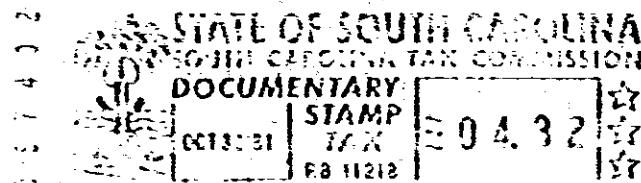
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that lot, piece, or parcel of land together with buildings and improvements situate, lying and being on the southerly side of Cornelia Street [formerly known as Green Street] and the eastern side of Chandler Street in Greenville County, South Carolina, being shown and designated as Lot No. 92, Block C, on a plat of Mountain View Land Co., recorded in the RMC Office for Greenville County, SC, in Plat Book A at Page 396, reference to which is hereby expressly craved for metes and bounds thereof.

As recorded in the records of the RMC Office for Greenville County, South Carolina title is now vested in James N. Sandiford [also known as James Sanford] by deed of James H. Trammell as recorded in Deed Book 849 at Page 333 on July 30, 1968.

This is a second mortgage, junior in lien to a mortgage previously executed by the Mortgagor in favor of C. Douglas Wilson & Co. of record in said RMC Office for Greenville County.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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