

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
DEC 10 4 42 PM '81
S.C.

MORTGAGE OF REAL ESTATE

BOOK 1559 PAGE 846

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, **WILLIAM M. BOYTER and KATHLEEN BOYTER,**

(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

EIGHT THOUSAND FIVE HUNDRED NINETEEN AND 50/100---- Dollars (\$8,519.50---) due and payable
In 36 equal monthly payments of \$308.00 each commencing January 16, 1982.

\$ 11,088.00 Gross
2,568.50 Interest

with interest thereon from date at the rate of **as set forth in note of instant date.**
per centum per annum, to be paid

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 lot of land in the City of Greenville, State and County aforesaid, being shown as Lot 144 on plat of South Forest Estates, recorded in the RMC Office for Greenville County in Plat Book GG at Page 181, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Pinefield Drive, joint front corner of Lots 144 and 145 and running thence along the line of Lot 145, S 84-40 W 123 feet to an iron pin, joint rear corner of Lots 144 and 145; thence N 5-20 W 80 feet to an iron pin, joint rear corner of Lots 144 and 143; thence along the line of Lot 143 N 84-40 E 122.4 feet to an iron pin on Pinefield Drive, joint front corner of Lots 144 and 143; thence along Pinefield Drive, S 5-20 E 80 feet to the point of beginning.

Being the same property as conveyed to Mortgagors by deed of Robert E. Godfrey, as Trustee, dated May 22, 1964 and recorded in RMC Office for Greenville County in Deed Book 749 at Page 435.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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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 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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