

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

FEB 3 12 32 PM '83

DONNIE LANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1593 PAGE 875

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Calvin J. Carlton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services 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 Twenty Thousand Six Hundred Six and 02/100----- Dollars (\$ 20,606.02) due and payable

ACCORDING TO TERMS SET OUT IN SAID NOTE.

with interest thereon from this date at the rate of 19.0% APR per centum per annum, to be paid monthly

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, Austin Township, being known and designated as Lot No. 111 in a subdivision known as EASTDALE, a plat of said subdivision being recorded in the RMC Office for Greenville County in Plat Book YY at Page 118 and 119 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Elm Drive, joint corner with Lot No. 110, and running thence along said lot, S. 15-12 W. 155.2 feet to an iron pin; thence S. 71-49 E. 100.1 feet to an iron pin; thence N. 15-12 E. 160.4 feet to an iron pin on Elm Drive; thence along said Drive, N. 74-48 W. 100 feet to the point of beginning.

This being the same property conveyed to mortgagor herein by deed of Levis L. Gilstrap dated and recorded December 17, 1965, in Book 788 at Page 308.

This mortgage is junior to that certain mortgage to First Federal Savings and Loan Association dated November 19, 1965, recorded on November 22, 1965, in Book 1014 at Page 341 in the amount of \$17,500.00.

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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 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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