

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
MAY 20 4 47 PM '83
DONNIE S. HARRISLEY
R.H.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS

Carol H. Pridmore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services of S. C., 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

Seventy Eight Thousand Three Hundred Sixty Three Dollars (\$ 78,363.00) due and payable in monthly installments of Four Hundred Thirty Five(\$435.35) and Thirty Five One Hundreths Dollars each for One Hundred Eighty (180) months.

Net Advanced \$26,440.60

with interest thereon from date at the rate of 18.5 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 on Tar Boulevard, and being shown and designated as Lot No.46 on a plat of property entitled "Tar Acres", recorded in Plat Book PPP, pages 12 and 13, RMC Office for Greenville County, and having such metes and bounds as is thereby shown.

This being the same property conveyed to Mortgagors by deed of Capri & Weedon Builders, Inc., recorded in the RMC Office for Greenville County, on January 27, 1978 in Deed Book 1072 at Page 733, the said Robert W. Pridmore, Jr. on November 29, 1982 conveyed his undivided one-half interest in and to said property to Carol H. Pridmore by Deed recorded in Deed Book 1178 at Page 124.

This is a second mortgage junior in lien to a prior mortgage executed in favor of First Federal Savings and Loan Association of Greenville, S. C. on January 27, 1978 and recorded in Mortgage Book 1421 at page 955.

The attached call option provision is part of this mortgage deed of trust of deed to secure debt.



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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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