

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

GREENVILLE, S.C. FILED
 JUN 7 2 12 PM '83
 H.C. TARKERLEY

MORTGAGE OF REAL ESTATE

TOTAL OF PAYMENTS: \$7,776.00
 AMOUNT FINANCED: 5,915.90

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TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Jerry L. Sexton and Elizabeth S. Sexton
 (hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina
Inc, 1948 Augusta St., Greenville, SC, its successors and assigns forever (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 principal sum of Five thousand nine
hundred fifteen and 90/100 Dollars (\$ 5,915.90) plus interest of
One thousand eight hundred sixty and 10/100 Dollars (\$ 1,860.10) due and payable in monthly installments of
\$ 216.00 the first installment becoming due and payable on the 11 day of July, 19 82 and a like
 installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from
 maturity at the rate of seven per centum per annum, to be paid on demand.

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 and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, the
 Maximum Outstanding at any given time not to exceed said amount stated above, 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, to wit:
 Being shown as Lot 1 on plat of Anissa Acres recorded in Plat Book 4R at page 63 in the
 RMC Office for Greenville County, and having such metes and bounds as shown on said plat.

This is the same property conveyed from Dee Smith Company, Inc., by deed recorded
 December 19, 1978 in Vol. 1094, page 20. 33634

PAID BY RENEWAL # _____
 PAID AND SATISFIED IN FULL THIS _____
 Net _____
 Secured by _____
 ASSOCIATES FINANCIAL SERVICES COMPANY OF
 SOUTH CAROLINA, INC.
 Expires Sec'd Life _____ A&H _____

 C.Mgr. Approval _____

FILED
 JUN 18 1983
 Donnie S. Tarkersley

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 herein specifically stated otherwise as follows:

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.

The Mortgagor further covenants and agrees as follows:

Donnie S. Tarkersley