

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1577 PAGE 53

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

BOOK 82 PAGE 1907

WHEREAS, JAMES N SANFORD AKA JAMES M SANDIFORD

(hereinafter referred to as Mortgagor) is well and truly indebted unto ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA INC, 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 Seventeen Thousand One Hundred Ninety and 72/100 Dollars (\$ 17190.72) plus interest of Fifteen Thousand Seven Hundred Fourty-Nine 88/100 Dollars (\$ 15749.88) due and payable in monthly installments of \$ 392.15 , the first installment becoming due and payable on the 9 day of September 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: 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, S.C., in Plat Book A, page 396, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed by James H. Trammell to James N. Sanford by deed dated July 29, 1968 and recorded July 30, 1968 in deed volume 849 at page 333 in the RMC Office for Greenville County, S.C.

PAID AND SATISFIED IN FULL THIS
29th DAY Sept, 1983
ASSOCIATES FINANCIAL SERVICES COMPANY OF
SOUTH CAROLINA, INC.
WITNESS [Signature] 11515
NOV 2 1983
NOV 2 1983

Together with all and singular rights, members, 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: C. Douglas Wilson & Co. in the original amount of \$9,700.00 dated July 29, 1968 and recorded July