

030105-7

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

7:43 AM '83
DONNIE S. WATKINS
MORTGAGE OF REAL ESTATE

Total Note: \$58,860.00
Advance: \$29,056.00

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

BOOK 1629 PAGE 580

BOOK 86 1538

WHEREAS, Berry Martin Carlton

Associates Financial Services Co. of S.C., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto 1948 Augusta Street Greenville, SC 29605, 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 Twenty-nine Thousand fifty-six & 00/100 Dollars (\$ 29,056.00) plus interest of Twenty-nine thousand eight hundred four & 00/100 Dollars (\$ 29,804.00) due and payable in monthly installments of \$ 545.00 the first installment becoming due and payable on the 13th day of November, 19 83 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.

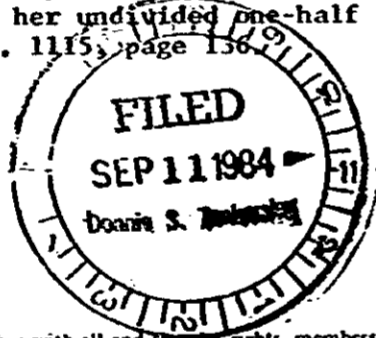
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 more particularly described as Lot 65, Section 2 as shown on plat entitled "A Subdivision of Woodside Hills, Greenville, S.C." made by Pickell and Pickell, Engineers, Greenville County in Plat Book W at Pages 111-117, inclusive; said lot having such metes and bounds as shown thereon.

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

This is the same property conveyed from Katherine Donehue to Berry Martin Carlton and Lisa K. Carlton by deed recorded August 10, 1976 in Vol. 1041, page 38. Subsequently, Lisa K. Carlton deeded her undivided one-half interest to Berry Martin Carlton by deed recorded November 7, 1979 in Vol. 1115, page 136.



PAID AND SATISFIED IN FULL

This 16 day of July, 1983
ASSOCIATES FINANCIAL SERVICES CO., INC.

By: Donnie S. Watkins
Title of: Branch Manager

Witness: Laura

7911

1983 SEP 11 84

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:

NONE

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:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of