

M 0155 2002 103

Total Note: \$5732.28
Advance: \$4058.59

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1583 PAGE 448

OCT 19 9 41 AM '84

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

BOOK 80 1539

DONNIE S. TANKERSLEY
Robert B. Sprouse and Ruth W. Sprouse

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

1948 Augusta Street, Greenville, SC 29604, 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 Four thousand, fifty-eight & 59/100 Dollars (\$4,058.59) plus interest of One thousand, six hundred seventy-three & 69/100 Dollars (\$1,673.69) due and payable in monthly installments of \$159.23, the first installment becoming due and payable on the 21st day of November, 1982 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 No. 4 and a portion of Lot No. 5, as shown on plat of Pine Brook Development, recorded in Plat Book "Z", at page 148, in the R.M.C. Office for Greenville County, South Carolina, and having the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of the intersection of Edwards Road and Elaine Drive (Formerly Keasler Street); and running thence N. 34-19 E. 99.4 feet along Edwards Road; thence N. 41-35 E. 27 feet to a point in the front line of Lot 5; thence in a northwesterly direction 145 feet, more or less, through Lot 5 to an iron pin in the rear line of Lot 5; thence S. 51-29 W. 137 feet along lines of Lots 4, 5 and 9 to an iron pin on Elaine Drive; thence with Elaine Drive, S. 52-53 E. 181 feet to the beginning corner.

DERIVATION: This is the same property conveyed to the mortgagor by Edna I. Stone by deed dated and recorded 11/26/73 in deed vol. 988 pg. 660 in the RMC Office for Greenville County, S.C.

PAID AND SATISFIED IN FULL
This is 26 day of Jul 1984
ASSOCIATES FINANCIAL SERVICES CO.
Title of Branch Manager
Witness

7911
SEP 11 1984
Donnie S. Tankersley

Together with all and singular rights, members, appurtenances, and appertinances 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: Wachovia Mortgage Company in the original amount of \$ 33,500.00 recorded 11/26/73 in Vol. 1295, page 827.

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:

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