



The State of South Carolina
Greenville
COUNTY OF ANDERSON

To All Whom These Presents May Concern:

We, Charles L. Trovinger and Edith M. Trovinger of the County and State aforesaid

SEND GREETING

Whereas, we the said Charles L. Trovinger and Edith M. Trovinger

in and by our certain promissory

note in writing, of even date with

these presents, are well and truly indebted to Finance America Corporation
118 North Main Street, Anderson, S.C. 29621

in the full and just sum of Seven Thousand Two Hundred & No/100 (\$7200.00)

Dollars to be paid in 60 consecutive monthly installments of \$120.00 each, the first installment being due May 20, 1978, and the remaining installments are due on the same day of each month thereafter, including

with interest thereon from date

at the rate of 18.37^{APR} per cent, per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing

for an attorney's fee of a reasonable amount besides all costs and expense of collection, to be added to the amount due on the said note and to be collectible as a part thereof; if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN. That we, the said Charles L. Trovinger and Edith M. Trovinger in consideration of the said debt and sum of money

aforesaid, and for the better securing the payment thereof to the said Finance America Corp. Anderson, S.C.

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to us the said Charles L.

& Edith M. Trovinger in hand well and truly paid by the said Finance America Corp.

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Finance America Corporation, Anderson, South Carolina, its Successors and Assigns forever:

All that piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, Being known and designated as Lot No. 16 on a plat of "Addition to Knollwood Heights", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "4F", at Page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the northeastern edge of Devon Drive at the joint front corner of Lots Nos. 16 and 89 and running thence along a line of Lot No. 89 N. 42-33 E. 170.3 feet to a point; thence S. 47-27 E. 120 feet to a point on the northwestern edge of Edgewood Drive; thence along the northwestern edge of Edgewood Drive S. 51-07 W. 55.8 feet to a point; thence continuing along the northwestern edge of said Drive S. 42-33 W. 90 feet to a point; thence along the northwestern corner of

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