

PO Box 6020

Greenville SC 29606

AMOUNT FINANCED \$2351.16

VOL 1409 PAGE 201

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JUN 6 10 13 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Paul S. Rossi Jr and his wife Debra S. Rossi

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FinanceAmerica Mortgage Services Inc.

(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 sum of

Three Thousand and Sixty Dollars Dollars (\$ 3060.00) due and payable
Thirty-Six monthly installments each installment being (85.00) Eighty-five dollars each.

with interest thereon from 5/18/79 at the rate of 18.00% per centum per annum, to be paid:

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 for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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, the Mortgagee's heirs, 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

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville and State aforesaid, being known and designated as a part of lot no. 15 according to a plat of East Overbrook which is recorded in the R.M.C. Office for Greenville County in Plat Book C at Page 274, and being more particularly described according to a plat of said property made by J.C. Hill, Eng., dated August 9, 1954, having, according to said plat, the following metes and bounds, to-wit:

Beginning at a stake at the southeast corner of Briarcliff Drive and Brookside Avenue, and running thence with the line of Brookside Ave., S. 44-45 E. 150 feet to an iron pin; thence N. 42-35 E. 59.75 feet to an iron pin; thence, N. 42-43 W. 149 feet to an iron pin on Briarcliff Drive; thence along the line of Briarcliff Drive, S. 43-45 W., 65 feet to a stake, the beginning corner.

This is that property conveyed to Grantor by deed of Mildred D. Howard recorded 12-21-77 in Deed Book 1079 at Page 599.

Grantee assumes that certain mortgage to Aiken-Speir recorded in Mortgage Book 1419 at page 281 and having a balance this date of \$18,205.96.

Grantee assumes that certain mortgage to FinanceAmerica Mortgage Services recorded in Mortgage Book 1444 at Page 437 and having a balance this date of \$3,375.00.

This is identical to the property that grantor Paul S. Rossi, Jr and wife Debra S. Rossi assumed from Mark E. Burry and wife Rebecca F. Watson by deed dated 09/15/78 Book 1444 Page 437.

JUN 6 1979
629
1106

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUN 6 1979
\$ 58.96

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 is 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 provided herein. 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.

0.25

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