

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF

FILED
DEC 26 11 09 AM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1491 PAGE 959

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David G center and Billie Center

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

(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

Fifty-one Thousand and six hundred dollars Dollars (\$ 51600.00) due and payable
in 120 equal monthly installments of \$30.00 dollars beginning
with the first payment on janurary 20, 1980

with interest thereon from 12/20/79 at the rate of 16.99 per centum per annum, to be paid:
in 120 equal monthly installments with the first due 1/20/80

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 and the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, in the Mt. Lebanon Church Community, lying on the South-west side of the Jordan Road, and having the following courses and distances, to wit"

Beginning on an old nail and cap in the center of said road, joint corner of the Dan Lamb Lot, and runs thence with the Dan Lamb lot line S. 54-00 W. 230 feet to an iron pin on the Lamb or Broadus Henson line, and joint corner of the portion that I am conveying this day to the George R. Sloan estate. thence S. 44-14 E. 161.3 feet to an iron pin, corner of the portion being conveyed to the said George R. Sloan estate ; thence N. 60-00 E. 230 feet to a nail road (iron pin back on line at 23 feet); thence with the center of the road N. 42-47 W. 185 feet to the beginning corner, containing nine-tenths (9/ 10) of one acre, more or less and being the property conveyed to grantor in Deed Book 832, at page 475 and recorded in the R.M, C. office for Greenville County.

This being the same property conveyed to the Grantor herein by Deed of Dennis Smith recorded in Deed Book 930 Page 228 Dated 11-10-71 and filed 11-19-71.

GCTC --- 1 DE 26 79 1019

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
DEC 26 1979

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.

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