

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF

Amended Version 2/21/12
FILED
S. C.
JUN 13 4 33 PM '80
GREENVILLE
SHERIFF'S OFFICE

BOOK 1504 PAGE 916

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

WHEREAS, Lyle D. Milligan and Martha G. Milligan

(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 SIX HUNDRED AND
.00 CENTS Dollars (\$ 51600.00) due and payable
in 120 equal installments each being 430.00 with the first due on 7-13-80

with interest thereon from 6-13-80 at the rate of 16.99 per centum per annum, to be paid:
in 120 equal installments with each being 430.00 the first due on 7-13-80

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 piece, parcel or lot of land in Butler Township, Greenville County State of South Carolina, about 11 miles from the City of Greenville on the West side of the road from Simpsonville to Batesville (formerly Old Augusta Road) now known as Roper Mountain Road, being joined on all sides of property owned by Bonnie G. Smith and containing one-half (1/2) acre, more or less, and having the following dimensions:

Beginning at an iron pin on the eastern side of Roper Mountain Road at the entrance of an old driveway, thence running along said driveway S. 17-50 W. to an iron pin 207 feet; thence eastward S. 72-10 E. 105 feet to an iron pin; thence north N. 17-50 E. 207 feet to an iron pin on the east side of the Roper Mountain Road, thence N. 72-10 W. with said road 105 feet to the point of beginning, the same containing one-half (1/2) acre, more or less.

ALSO: Water rights from adjacent property as described in Deed Book 675, Page 131.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This is the same property conveyed to the grantor by deed of Frank P. McGowen, Jr., as Master in Equity, dated May 6, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1125 at page 238 on May 6, 1980.

DOCUMENTARY
STAMP

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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