

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

S.C. MORTGAGE OF REAL ESTATE
JUL 19 1980
ALL WHOM THESE PRESENTS MAY CONCERN:
ASLEY

WHEREAS, Kyle I. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Finance America 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 Thirty-seven Thousand Two Hundred Dollars

Thirty-seven Thousand Two Hundred 00/100 Dollars (\$ 37200.00) due and payable
120 equal monthly installments of \$310.00

with interest thereon from 7-11-80 at the rate of 12.00 per centum per annum, to be paid
in 120 equal installments each being \$310.00 dollars

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 situate, lying and being on the Southern side of Leafwood Drive near the City of Greenville, State of South Carolina and known and designated as Lot No. 81 Plat No. 2 of a subdivision known as Thornwood Acres, plat of which is recorded in the RMC Office for Greenville County in Plat book M at Page 105, said lot having such metes and bounds as shown thereon.

This being the same property acquired by the Grantor herein by deed of Carolina Rentals, Inc. as Master in Equity for Greenville County dated April 27, 1963 and recorded in the RMC Office for Greenville County in Deed Book 721 at Page 423 on April 29, 1963

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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.

4. 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 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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