

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
GREENVILLE CO. S. C.
FILED
SEP 4 8 59 AM '80
DONNIE S. TANKERSLEY
R.M.C.

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

BOOK 1514 PAGE 588

WHEREAS, Wade T. and Beverly Rainey

(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 Twenty-Seven Thousand One hundred Eighty

Dollars and 00 Cents Dollars (\$27180.00) due and payable
in 120 equal installments of \$226.50 the first due 10-4-80 and each
of the rest due on the 4th day of the following months.

with interest thereon from 9-4-80 at the rate of 13.00% per centum per annum, to be paid: in
120 equal installments of 226.50 each.

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:

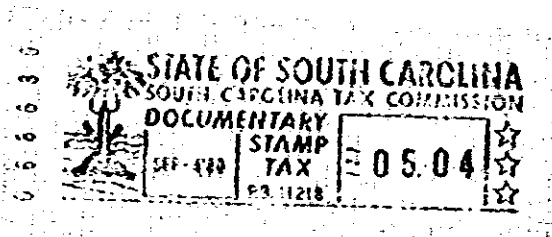
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 O'Neal Township, County of Greenville, State of South Carolina, located North from Greer, SC, on the Northern side of Ansel School Road and being shown on plat made for Wade T. & Beverly R. Rainey by Derrit T. Gould, surveyor, dated 4-18-1979 and having the following courses and distances, to wit:

BEGINNING at an old pin on the north side of Ansel School Road at Corner of lot heretofore conveyed to Jerry Davis et al by the within grantor (deed book 1100 page 35) and running thence with Davis line and other property of the within grantor N. 4-51 W., 350 feet to new pin; thence N. 75-09 E., 200 feet to new pin; thence S. 4-20 E., 337.5 feet to new pin on the north side of said road; thence with said road S. 71-29 W., 200 feet to the beginning corner and containing 1.60 acres, more or less. Bounded on the South by said road, on the West by Davis and the within grantor and on the north and east by the within grantor. This is a part of the same received by the within grantor by Katherine W. Welch by deed recorded Dec. 6, 1972 in deed book 962 page 292 Greenville County RMC Office.

This is the same property conveyed to the grantor by deed of Thelma Wood Garrett on May 17, 1979 and recorded May 21, 1979 in the RMC Office for Greenville, in deed book 1102 Page 956



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 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.

4328 RV-2