

MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE CO. S. C.

9878.72 amount Finance  
4.00 doc stamp ready  
3.96 doc stamp  
7.96 amount of ek

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

SEP 15 4 26 PM '80

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

BOOK 1515 PAGE 917

WHEREAS, Gordon E Keene and Phillis W. G. Keene

(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

Nine thousand Eight hundred Seventy eight and 72 cents Dollars (\$ 9878.72 ) due and payable in 120 equal monthly installments at \$178.00 a month the first being due October 17, 1980 and on the 17th day of the following months

with interest thereon from 9/17/80 at the rate of 18.00% per centum per annum, to be paid: in 120 equal monthly installments at \$178.00 a month the first due 10/17/80 and the rest on the 17th day of each following month.

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 IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING SHOWN AS 2.2 ACRES ON PLAT OF GORDON E. KEENE AND PHILLIS W. KEENE, PREPARED BY DALTON AND NEVES COMPANY, ENGINEERS, DATED JULY, 1980, AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 80 AT PAGE 83, AND HAVING THE FOLLOWING DIMENSIONS- SAID LOT FRONTS 170 FEET ON WEST GEORGIA ROAD, RUNS BACK TO A DEPTH OF 602.4 FEET ON ITS EASTERN BOUNDARY, A DEPTH OF 557.8 FEET ON ITS WESTERN BOUNDARY, AND IS 181.7 FEET ACROSS TH REAR. THIS IS THE SAME PROPERTY CONVEYED TO THE MORTGAGORS HEREIN BY DEED OF W. G. RAINES, DATED JUNE 3, 1974, AND RECORDED JUNE 11, 1974, IN GREENVILLE COUNTY DEED BOOK 1000 AT PAGE 841. ALSO, ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING SHOWN ON THE PLAT OF GORDON E. KEENE AND PHILLIS W. KEENE, PREPARED BY DALTON AND NEVES COMPANY, ENGINEERS, DATED AUGUST, 1980, AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 80 AT PAGE 44, AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
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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.

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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