

Amount Financed \$ 9,216.00

Doc Stamp 2 28

Recording Fee 9.00 1020 1089

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

NOV 25 9 01 AM '80 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONALD WATKINS

WHEREAS, Randall and Patricia C. Watkins

(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 Two Hundred Sixteen Dollars 00 Cents Dollars (\$ 9,216.00) due and payable in Seventy-two (72) equal installments of One Hundred Twenty-Eight Dollars 00 Cents (\$128.00) the first payment due January 1, 1981 and each of the following payments are due on the 1st day of the following months.

with interest thereon from 12-01-80 at the rate of 18.00 per centum per annum, to be paid: in 72 equal installments of \$128.00 per month the first due 1-1-81 and each of the following due on the 1st day of each of the following months

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 western side of Hall Cox Street in the County of Greenville, State of South Carolina shown and designated as Lot No. 6 on a recorded plat, said property being more particularly described as follows:

BEGINNING at an ironpin on the western side of Hall Cox Street, which iron pin is situate S. 14-45 W. 279.3 feet from the southwest intersection of West Lee Road and Hall Cox Street, and at the joint front corner of Lots 5 and 6 on said recorded plat, and running thence along the western side of Hall Cox Street, S. 14-45 W. 75 feet to an iron pin; thence S. 73-44 W. 100.2 feet to the point of beginning.

THIS property is subject ot easements, covenants, conditions, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the above described property.

THIS is the same property conveyed to the Grantor herein by deed of Cora Fletcher dated September 19, 1977, and recorded in the RMC Office for Greenville County, South Carolina, on September 19, 1977, in Deed Book 1065 at Page 43

THIS is the same property conveyed to Grantee Randall and Patricia Watkins by deed of Virginia Carey dated November 24, 1980, in volume 1137 at Page 883 and Recorded Nov. 25 1980.

NOV 25 1980 211

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NOV 25 1980

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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