

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

S. C. MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

ASLEY

WHEREAS, James C. and Wyndell S. Hicks

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

Seven Thousand Two Hundred Dollars 00 Cents Dollars (\$ 7,200.00) due and payable
in Sixty (60) equal installments of One Hundred Twenty Dollars 00 Cents
(\$120.00) the first payment id due December 20th, 1980 and each of the
following payments are due on the 20th day of each month.

with interest thereon from 11-20-80 at the rate of 18.00 per centum per annum, to be paid: in 60
equal installments of \$120.00 per month the first payment due 12-20-80
and each of the rest are due on the 20th day 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 Mortgagee, 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, with the improvements thereon,
situate, lying and being in or near the City of Greenville, Greenville
County, South Carolina, and being more particularly described as Lot 125,
Section B, as shown on a plat entitled "A Subdivision for Woodside Mills,
Greenville, S.C.", made by Pickell and Pickell, Engineers, Greenville,
South Carolina, January 14, 1950, and recorded in the RMC Office for
Greenville County in Plat Book W, at page 111-117, inclusive, and having
such metes and bounds as shown thereon. According to said plat the with
in described lot is also known as No. 13, B Street and fronts thereon 48.5
feet

THIS property is conveyed subject to all restrictions, easements, and
zoning ordinances of record or on the ground affecting said property.

THIS is that same property conveyed to Grantor herein by deed of Woodside
Mills, dated October 18, 1968, and recorded in Deed Book 854 at Page 453
in the RMC Office for Greenville County, South Carolina.

THIS is the same property conveyed to Grantee James C. & Wyndell L. Hicks
by Grantor Jack W. & Joyce B. Roberts by deed dated 4-21-78 recorded
4-21-78 in deed book 1077 page 541

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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 whatsoever lawfully claiming the same in any part thereof.

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