

Amount Financed \$15,040.08

MORTGAGE OF REAL ESTATE

BOOK 1529 PAGE 235

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S.C. ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 12 12 48 PM '81

WHEREAS, Charles Fayssoux ANTERSLEY
H.H.C.

(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-Two Thousand Five Hundred Twenty Dollars (\$ 32,520.00) due and payable in One Hundred Twenty(120) equal installments of Two Hundred Seventy-one Dollars (\$271.00) per month the first payment being due February 2, 1981 and each of the following payments are due on the 2nd day of the following months.

with interest thereon from 1-2-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal monthly installments of \$271.00 per month the first payment is due on 2-2-81 and each of the following due on the 2nd 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 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 certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, having the following metes and bounds, to wit: BEGGINNING at a stake on the southeastern corner of Lavinia Avenue and running thence with East Avenue N 80° E One Hundred Fifty-Five (155") feet to a stake on a 10 foot alley; thence with said alley S 21° 45 E Fifty-Three (53') feet to a stake, corner of Lot 27; thence with the line of Lot 27 S 76° 30 W One Hundred Fifty-Five feet to a stake on Lavinia Avenue; thence with Lavinia Avenue N 21° 45 W Fifty-Five (55') feet to the beginning corner being Lot 28 of the Rwwley Eatate as shown on plat recorded in Plat Book "C" at page 5 in the R. .C. Office for Greenville County.

THIS being the same property acquired from the Estate of Anna Kate Winn, deceased, whose estate is on file in the Probate Court for Greenville County in Will Department 1604, File 8.

THIS is the same property conveyed to Grantee, Charles C. Fayssoux, by Grantor, Henry J. Winn, Jr. and Jane W. Pollitzer by deed dated 9/8/80 Volume 132 Page 907 Recording date 9/9/80

GCTO -----3 JA 581 192

RECORDED IN SOUTH CAROLINA
DOCUMENTARY
STAMP
FEB 0 1981

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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