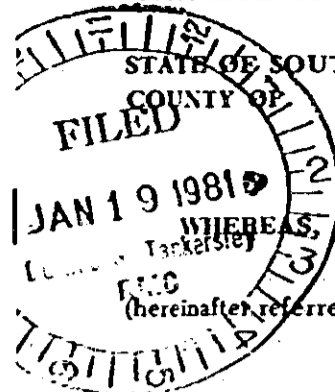


MORTGAGE OF REAL ESTATE

BOOK 1530 PAGE 482



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, FRANK H. AND ERNESTINE SHUMATE

(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

TEN THOUSAND FIVE HUNDRED TWELVE DOLLARS 00 CENTS Dollars (\$ 10,512.00) due and payable IN SEVENTY-TWO (72) EQUAL INSTALLMENTS OF ONE HUNDRED FORTY-SIX DOLLARS AND 00 CENTS (146.00) PER MONTH THE FIRST PAYMENT IS DUE FEBRUARY 12, 1981 AND EACH OF THE REMAINING PAYMENTS ARE DUE ON THE 12TH DAY OF THE FOLLOWING MONTHS.

with interest thereon from 1-12-81 at the rate of 18.00 per centum per annum, to be paid: 1.4 72 EQUAL INSTALLMENTS OF \$146.00 PER MONTH THE FIRST PAYMENT IS DUE 2-12-81 AND THE REST ON THE 12TH 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 in the City and County of Greenville, State of South Carolina, situate, lying and being on the north-eastern side of Perry Avenue and being on the northeastern side of Perry Avenue and being shown and designated as Property of Frank H. Shumate and Ernestine B. Shumate as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book 4-D, Page 95, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin 576 feet east of the intersection of Perry Avenue and Distler Street and running thence N 20-30 E. 202.0 feet to an iron pin on Doe Street; thence running along Doe Street S. 67-30 E 60 feet to an iron pin; thence S 20;30 W 202.0 feet to an iron pin on the north-eastern side of Perry Avenue; thence running along said Avenue N. 67-30 W 50 feet to an iron pin at the point of beginning.

BEING the same property conveyed to R. E. Edwards by deed of J. A. Thomason recorded in the RMC Office for Greenville County in Deed Book 215, Page 113. R.E. Edwards died testate on July 23, 1968, leaving the above described property to the grantor herein as may be seen by Will of R.E. Edwards on file in the Probate Office for Greenville County in Apartment W-1039, file 20.

THIS is the same property conveyed to Grantee (Frank H. Shumate and Ernestine B. Shumate) by Grantor (Ida H. Edwards) by deed dated 2/25/70 volume 885, page 188, recorded 2/27/70

RECORDING STAMP
FEE 4.00
DOC STAMPS 2.50

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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