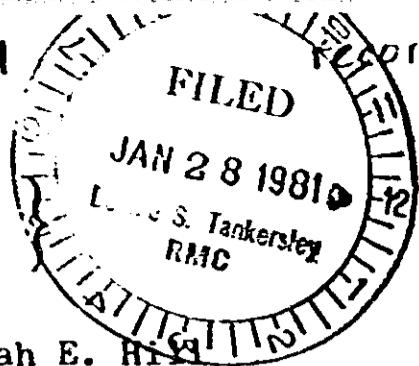


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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



Recording fee \$4.00 doc stamps 245

BOOK 1531 PAGE 57

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

WHEREAS,

Sarah E. Hill

(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 Three Hundred Eighty Dollars (\$ 7,380.00) due and payable in Sixty (60) equal installments of One Hundred Twenty-three Dollars (\$123.00) per month the first payment is due February 26, 1981 and each of the remaining payments are due on the 26th day of the remaining months.

with interest thereon from 1-26-81 at the rate of 18.00 per centum per annum, to be paid: in 60 equal installments of \$123.00 per month the first is due 2-26-81 and the remaining payments are due on the 26th day of the remaining 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, situate, lying and being in the State of South Carolina County of Greenville, in Butler Twonship within the corporate limits of the City of Greenville, and being known and designated as Lot #4 of the property of W. T. Patrick and W. R. Timmons, Jr., according to a plat of record in the RMC Office for Greenville County in Plat Book EE at Page 94.

THIS is the same property conveyed to the mortgagor herein by deed of Colin F. Harper and Mary Alice Harper of even date and recorded herewith.

THIS is the same property conveyed to the Grantor, Sarah E. Hill, by the Grantee, Colin F. Harper & Mary Alice Harper, dated 7/5/77 and Recorded 7/6/77 in Volume 1059 at Page 990 in the RMC Office for Greenville County, South Carolina.

RECORDED
JAN 28 1981 1446

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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