

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

And for #5513.24 recording fee \$4.00 doc. stamps
GR: FILED CO. S. C. BOOK 1533 PAGE 491
FEB 25 3 02 PM '81
JOHN L. LANNERSLEY
R.M.C.

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

WHEREAS, Christine K. Forester

(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 Eight Thousand Four Hundred Dollars NO/100-----

-----Dollars (\$ 8,400.00) due and payable
in Sixty (60) equal installments of One Hundred Fourty Dollars NO/100
(\$140.00) per month the first payment is due March 27, 1981, and each of
the remaining payments are due on the 27th day of the remaining months

with interest thereon from 2-27-81 at the rate of 18.00 per centum per annum, to be paid: 60 equal
installments of \$140.00 per month the first payment is due 3-27-81 and
the remaining payments are due on the 27th 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 piece, parcel or lot of land situate, lying and being in the
County of Greenville, State of South Carolina, being shown and designated
as Lot No. 23 on plat of Drexel Terrace, dated April 1, 1961, prepared
by Piedmont Engineering Service, recorded in the Office of the R.M.C. for
Greenville County in Plat Book QQ at Page 177, and being more particularly
described with reference to said plat as follows:

BEGINNING at a point on the easterly side of Rosebrier Lane, joint front
corner of Lots 23 and 24, and running thence along the common boundary
of said lots S. 43-36 E. 150 feet to a point, joint rear corner of said
lots in line of Lot 25; thence turning and running along common boundary
of Lots 23 and 25 S. 22-36 W. 75 feet to a point, joint rear corner of
Lots 22 and 23; thence turning and running N. 64-01 W. 169.6 feet to a
point on the easterly side of Rosebrier Lane, joint front corner of lots
22 and 23; thence turning and running along the easterly side of Rosebrier
Lane N. 32-05 E. 65 feet to a point and continuing along said Rosebrier
Lane N. 41-45 E. 65 feet to the point of beginning.

SAID lot is subject to protective covenants for Drexel Terrace, recorded
on April 7, 1961, in the Office of the R.M.C. for Greenville County in
Deed Book 671 at Page 355, and to building set back line as shown on
said plat.

THIS being the same property conveyed to the Grantor herein by deed of
Drexel, Inc. dated October 22, 1965, and recorded in the R.M.C. Office
for Greenville County on Deed Book 790 at Page 103 on January 13, 1966.

THIS is the same property conveyed to the Grantee, Christine K. Forester,
by the Grantor, Robert U. Forester, by deed dated 3-17-80,
and recorded 3-18-80, in the R.M.C. office for Greenville
County in Deed Book 11aa at Page 270. ~~11aa 270~~

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 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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