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MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RECORDED  
MAY 13 3 50 AM '81  
GREENVILLE S.C.  
SUNNYSIDE  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Gary R. Medford and Mary K. Medford

(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 Four hundred Forty Dollars No/100--

-----Dollars (\$ 10,440.00), due and payable  
in Sixty (60) equal installments of One Hundred Seventy-four Dollars No/100  
(\$174.00) per month the first payment is due April 6, 1981, and each of the  
remaining payments are due on the 6th day of the remaining months.

with interest thereon from 3-6-81 at the rate of 18.00 per centum per annum, to be paid: in 60  
equal installments of \$174.00 per month the first payment is due 4-6-81  
and the remaining payments are due on the 6th 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 lots of land on the north side of the old U. S. Highway 29 in Chick Springs Township, in Town of Taylors, Greenville County, State of South Carolina, being known and designated as Lots Nos. 17, 18 and, 19 as shown on plat entitles Plat of V. W. Crowder Property made by W.A. Christopher, Surveyor, recorded in the RMC Office for Greenville County in Plat Book T, at page 91, and having according to said plat the followingmetes and bounds, to-wit:

BEGINNING at an iron pin on thenorth side of Old U.S. Highway 29, joint front corner of Lot No. 19 and property nown or formerly of L.S. Misenhelmer and running thence with the Nisenheimer line N. 10-35 E. 217 feet to a stake; Thence N. 86-45 E. 53.6 feet to a stale; Thence running S. 6 W 223 1/2 feet to a stake on the north side of said Highway; thence with the said highway N. 87-15 W. 75 feet to the piint of beginning.

This conveyance is make subject to any restrictions, rights-of way, or easements that may appear of record onthe recorded plats or on the premises.

As a part of the consideration hereof, the grantee agrees to aassume and p pay, according to its terms, that certain note and mortgage given to Carolina Carolina Natiolal Mortgage, on which there is a balance due of \$10,000.00 said mortgage being recorded in Mortgage volme 117, page 603 in the RMC Office for Greenville County.

THIS is the same property conveyed to the grantor by deed of Haxel Rovinson, Frances R. Benjamim, Jimmy L. Robinson, John D. robinson and Joyce R. Coleman on Decemger 31, 1970 and recorded on January 12, 1971 in the RMC Office for Geenville County, SC in deed Vol 906 at page 242.

THIS is the same property conveyed to the grantor by deed of Jack E. Medford and Annie R. medford on May 26, 1978 and recorded onthe same date on the Rmc Office for Greenville County, SC in Deed Book 1079 page 885.

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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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