

Amount Financed: \$16372.04  
1901 Laurens Road, Greenville, S. C. 29607  
MORTGAGE OF REAL ESTATE

1981 APR 9

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

APR 9 9 48 AM '81 MORTGAGE OF REAL ESTATE  
OWNER: TANKERSLEY  
R.M.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James S. McVay, James D. Clardy and James R. Clardy, Jr.

(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

THIRTY FIVE THOUSAND FOUR HUNDRED AND 00/100 Dollars (\$ 35,400.00 ) due and payable  
in 120 equal monthly payment of \$295.00 beginning April 9th, 1981.

with interest thereon from 3-9-81 at the rate of 18.00 per centum per annum, to be paid:

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 lying in the State of South Carolina, County of Greenville, shown as being on the west side of Green Avenue and having the following courses and distances:

Beginning on the western side of Green Avenue at a point which is 145.5 feet north of the northwestern corner of intersection of Green Avenue and Arlington Avenue and running thence N. 61-05 W. 175.8 feet to a point; thence N. 28-05 E. 60.2 feet to a point; thence S. 62-20 E. 176 feet to a point; thence S. 29 W. 64 feet to the point of beginning.

Being the same property conveyed by William D. Richardson and Sanford R. Kirkus by deed recorded herewith.

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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