

Amt. Fin. \$5670.76

Recording fee \$4.00

Doc Stamps \$

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

BOOK 1331 PAGE 161

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

FROM THESE PRESENTS MAY CONCERN:

DONOR: ANNERSLEY
R.M.C.

WHEREAS, William F. Ray and Barbara A. Ray

(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 Six Hundred Forty Dollars No/100---

-----Dollars (\$ 8640.00) due and payable
in Sixty (60) equal installments of One Hundred Fourty-four Dollars No/100 (\$144.00) per month the first payment is due April 5, 1981, and each of t the remaining payments are due on the 5th day of the remaining months.

with interest thereon from 3-5-81 at the rate of 18.00 per centum per annum, to be paid: in 60 equal installments of \$144.00 per month the first payment is due 4-5-81 and each of the remaining payments are due on the 5th 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 Town of Simpsonville, Autin Twonship, being shown and designaed as Lot No. 302, Section IV, of WESTWOOD Subdivision, as shown on plat therof recorded in Plat Book 4-R at Page 30 in the RMC Office for Greenville County South Carolina. Reference is hereby made to said plat for a more particular description/

THIS conveyance is made subject to the restrictive covenants affecting Section IV of WESTWOOD Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, South Carolina, in Deed Volume 951 at Page 117.

THIS conveyance is also made subject to any restrictive covenants, building setback lines and reights of way and easemtns which may affect the above described property.

THIS is the same property conveyed to the grantors herein by deed of Builders and Developers, Inc. as recorded in the Rmc Office for Greenville County, S.C. in Deed book 978 at Page 126 on July 2, 1973.

THIS is the same property conveyed to the Grantee, William F. Ray and Barbara A. RAY, by the Grantor Edward T. Doucette and Ann F. doucette by deed dated 5-29-78 Volume 1080 Page 4 and redcorded 5-30-78

ANNERSLEY
R.M.C.

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.

10461

4328 RV-2