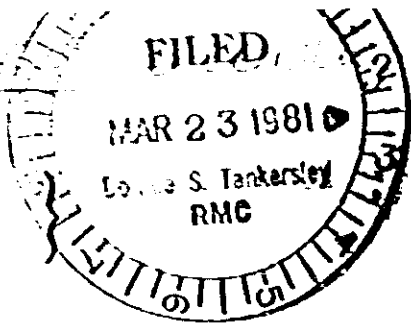


MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1535 PAGE 899

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

WHEREAS, Steve M. and Wanda A. Painter

(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-one Thousand Three Hundred twenty Dollars-**

----- Dollars (\$ 31,320.00) due and payable
in One Hundred Twenty (120) equal payments of **Two Hundred Sixty-one Dollars NO/100 (\$261.00)** per month, the first payment is due April 27, 1981, and each of the remaining payments are due on the 27th day of the remaining months.

with interest thereon from **3-27-81** at the rate of **18.00** per centum per annum, to be paid: in 120 equal installments of \$261.00 per month the first payment is due **4-27-81** 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 Greenville, State of South Carolina, on the west side of Morrow Street, near the City of Greer and North-west therefrom, and being shown as all of Lot No. 29 on plat of property made for the R. D. Dobson Estate by H.S. Brockman, Surveyor, which plat is recorded in Plat Book "I", pages 119 and 120, R.M.C. Office for Greenville County.

FOR a more particular description by metes and bounds, refer to the recorded plat.

THIS being the same property conveyed to grantor in Deed Book 926, page 478, R.M.C. Office for Greenville County.

THIS is the identical property conveyed to grantor in Deed Book 1005, page 720 by Robert W. Painter, recorded 8-27-74.

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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 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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