

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S.C.
FILED
MAR 30 1 23 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Brenda G. Morgan

(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 Twenty-one Thousand Nine Hundred Sixty Dollars

and NO/100-----Dollars (\$ 21960.00) due and payable in One Hundred Twenty (120) equal installments of One Hundred Eighty-three Dollars NO/100 (\$183.00) per month the first payment is due May 3, 1981, and each of the remaining payments are due on the 3rd day of the remaining months.

with interest thereon from 4-3-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$183.00 per month the first payment is due 5-03-81 and the remaining payments are due on the 3rd 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 Mortgagor'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 State of South Carolina, County of Greenville, on the southern side of Seventh Street, in Section 4 of Judson Mills, near the City of Greenville, being shown and designated as Lot No. 23 on a plat of Section 4 of JUDSON MILLS VILLAGE, recorded in the R.M.C. Office for Greenville County in Plat Book K at Pages 75 and 76, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Seventh Street, joint front corner of Lots No. 23 and 24, and running thence along the common line of said lots, S. 1-42 E. 119.7 feet to an iron pin; thence running S. 88-03 W. 73 feet to an iron pin, joint rear corner of Lots Nos. 22 and 23; thence along the common line of said lots, N. 1-42 W. 119.85 feet to an iron pin on the southern side of Seventh Street; thence along the southern side of Seventh Street, N. 88-10 E. 73 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the Grantor herein by deed of Oscar T. Greer. dated July 1, 1961, and recorded that same date in Greenville County Deed Book 677 at Page 31.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

GRANTEE's address: 6 Seventy Street, Judson, Grenville, S.C. 29611.

THIS is the same property conveyed to the Grantee, Brenda G. Morgan, by the Grantor, T. W. Davis, by deed dated and recorded 7/11/79 in Vol. 1106, at Page 535. In the RMC Office for Greenville County, State of South Carolina.

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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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