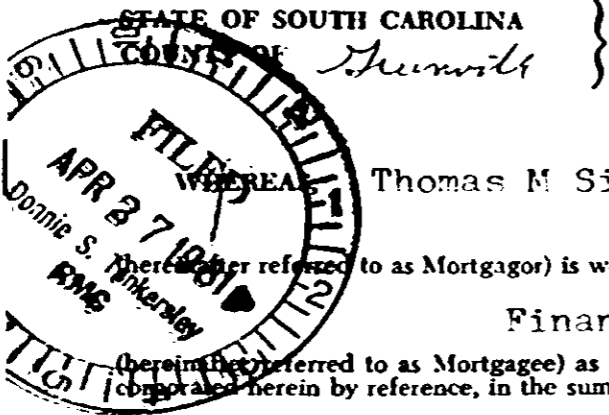


MORTGAGE OF REAL ESTATE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



STATE OF SOUTH CAROLINA

COUNTY OF Greenville }
Thomas M Simpson and Dorothy P. Simpson

Thomas M Simpson and Dorothy P. Simpson

Thereafter 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-seven Thousand Two Hundred Fourty Dollars

and NO/100 ----- Dollars (\$ 27,240.00) due and payable in One Hundred Twenty (120) equal monthly installments of Two Hundred Twenty-seven Dollars and NO/100 (\$227.00) per month the first payment is due May 30, 1981, and the remaining payments are due on the 30th day of the remaining months

with interest thereon from 4-30-81 at the rate of 18.00% per centum per annum, to be paid: in 120 equal installments of \$227.00 per month the first pyament is due 5-30-81 and the remaining payments are due on the 30th 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 piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, is the Rocky Greek Community, on the West side of State Highway 14 and having, according to a Plat entitled "Property of Gerald L. and Linda Smith" prepared by W. S. Brockman, R.L.S., Greer, South Carolina, February 26, 1968, and recorded in the R.M.C. Office for Greenville County in Plat Book XXX, Page 47, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the East sholder of Highway 14, at the South-eastern corner of the old Wookman Hall lot, now Rector, and running thence along said sholder and continuing into the pavement of said Highway, S. 14-47 W., 172 ft. to a nail and cap near East sholder; thence crossing said Highway and continuing on the line of other property of Otis C. and BETTY Jo. Bagwell, W. 76-46 E., 210 ft. to an iron pin; thence continuing along the line of other property of Otis C. and Betty Jo Bagwell, W. 0-36 W., 239 ft. to a point in private road, which point is witnessed by an iron pin 9 ft. back on line; thence along a line in said private road, W. 78-08 E., 116 ft. to a pint in said roed; thence along the line of Wld Woodman Hall lot, rossing an iron pin at 6 ft. due S. 105.6 ft to an old pin; thence continuing along the line of the Old Woodman Hall let and continuing across said Highway, S. 74-00 E., 141.2 ft to the beginning pin.

This is the same property conveyed to the grantors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 948, at Page 113.

THIS is the same property conveyed to the Grantors by deed recorded 10-25-72, in Vol 958, at page 572, in the RMC Office for Greenville County, 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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