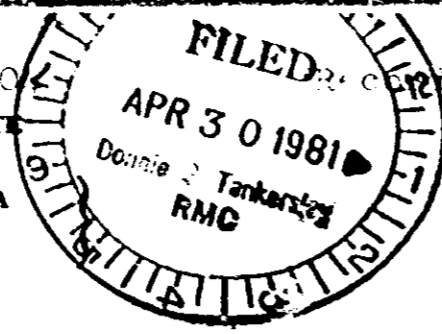


Int. Fin. \$5,634.00
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



REC. 1539 PAGE 764
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. Richard Ranck and Kathy C. Ranck

(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 Nine Thousand Two Hundred Fifty-two Dollars and

NO/100-----Dollars (\$ 9,252.00) due and payable
in Seventy-two equal monthly installments of One Hundred Twenty-Eight Dollars
and 50/100 (\$128.50) per month the first installment is due June 1, 1981,
and the remaining installments are due on the 1st day of the remaining
months

with interest thereon from 5-01-81 at the rate of 18.00 per centum per annum, to be paid: in 72
equal monthly installments of \$128.50 per month the first payment is due
6-1-81 and the remaining payments are due on the 1st 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 Mortgagee 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 those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, being on the south side of Beverly Road in Chick Springs Twonship, near Paris, being known as Tracts 19, 20, 21, 22, 23 and the western portion of Tract 24 as shown on plat of Subdivision known as Beverly Hills, made by H. Olin Jones, Engineer, on October 15, 1913, recorded in the RMC Office for Greenville County in Plat Book C. at Page 121 and having the following metes and bounds:

BEGINNING at an iron pin in the center of Beverly Road at joint front corner of Lots 18 and 19 and running thence with the line of Lot 18, S. 46-10 W. 381.2 feet to an iron pin; thence S. 43-40 E. 981.8 feet to a pine tree in rear line of Tract 21; thence continuing S. 45-42 E. 568.1 feet to an iron pin at rear corner of Tracts 23 and 24; thence continuing along the rear line of tract 24, S. 45-42 E. 96.8 feet, more or less, to an iron pin at corner of lot heretofore conveyed by Zimmerman by deed 180 at page 312; thence with said property N. 23-50 W. 955 feet to a point in the center of Beverly Road; thence following the center of Beverly Road, the following metes and bounds, to wit:
N. 65-35 W. 88.5 feet; N. 64-28 W. 104.7 feet; N. 40-56 W. 94.4 feet; N. 28-45 W. 152.3 feet; N. 32-57 W. 79.2 feet; N. 54-02 W. 67.5 feet; N. 74 W. 44.1 feet; N. 78-39 W. 213.4 feet; N. 78-39 W. 55 feet; N. 78.07 W. 201.3 feet; thence 78.07 W. 142.8 feet; N. 82-26 W. 82.5 feet; S. 82-56 W. 131.4 feet to the beginning corner, and containing 26.05 acres,, more or less.

LESS, HOWEVER, those certain tractsof land heretofore conveyed out of the above preperty by R. G. McKee. It is the intent of this deed to convey all the interest of the Grantor in the above preperty not previously conveyed by R. G. McKee.

THE bbove conveyance is subject to all rights of vya, easementa and protective covenants affecting same appearing upon the public recodds of Greenville County.

BEING the same property conveyed by R. G. McKee by deed recorded May 9, 1978 in Deed Book 1078 at page 863

THIS is the same property conveyed to the Grantee, H. Richard and Kathy L. Ramck, by the Grantor, George H. McKee, by deed dated 10-31-80, and recorded 12-2-80, in Volume 1138, at Page 180, in the RMC Office for Greenville County.

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.

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