

Amnt. paid. \$17593.01

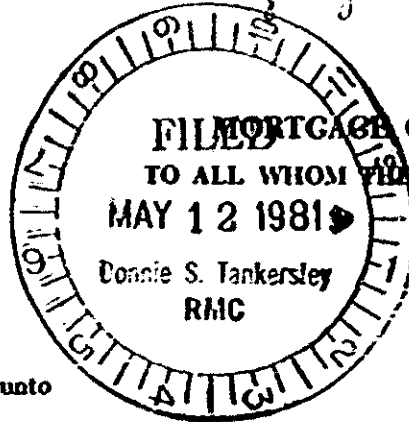
Recording fee \$4.00

Doc Stamp \$7.04

1540 1985

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



WHEREAS, Christine K. Forester

(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-eight Thousand Forty Dollars and NO/100---

-----Dollars (\$ 38,040.00) due and payable in One Hundred Twenty (120) equal installments of Three Hundred Seventeen Dollars and No/100 (\$317.00) per month the first payment is due on June 14, 1981, and the remaining payments are due on the 14th day of the remaining months

with interest thereon from 5-14-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$317.00 per month, the first payment is due 6-14-81 and the remaining payments are due on the 14th 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 situate, lying and being in the County of Greenville, State of South Carolina, Being shown and designated as Lot No. 23 on plat of Drexel Terrace, dated April 1, 1961, prepared by Piedmont Engineering Service, recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at Page 177, and being more particularly described with reference to said plat as follows:

BEGINNING at a point on the easterly side of Rosebrier Lane, joint front corner of Lots 23 and 24, and running thence along the common boundary of said lots S. 43-36 E. 150 feet to a point, joint rear corner of said lots in line of Lot 25; thence turning and running along common boundary of Lots 23 and 25 S. 22-36 W. 75 feet to a point, joint rear corner of Lots 22 and 23; thence turning and running N. 64-01 W. 169.6 feet to a point on the easterly side of Rosebrier Lane, joint front corner of lots 22 and 23; thence turning and running along the easterly side of Rosebrier Lane N. 32.05 E. 65 feet to a point and continuing along said Rosebrier Lane N. 41-45 E. 65 feet to the point of beginning.

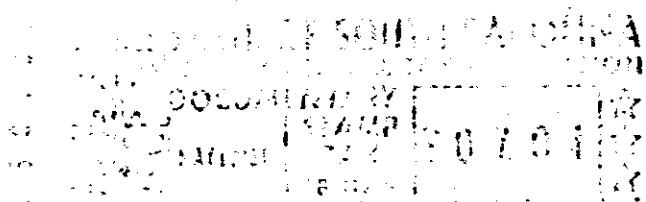
SAID lot is subject to protective covenants for Drexel Terrace, recorded on April 7, 1961, in the Office of the R.M.C. for Greenville County in Deed Book 671 at Page 355, and to building set back line as shown on said plat.

THIS being the same property conveyed to the Grantor herein by deed of Drexel, Inc. dated October 22, 1965, and recorded in the R.M.C. Office for Greenville County on Deed Book 790 at Page 103 on January 13, 1966.

THIS is the same property conveyed to the Grantee, Christine K. Forester by the Grantor, Robert U. Forester, by deed dated 3-17-80, and recorded 3-18-80, in the R.M.C. Office for Greenville County in Deed Book 1122, at Page 270.

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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.

RECORDED

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