

Ant. Jno. \$10,562.45 Recording fee \$4.00 Doc Stamps

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
CO. S. C.
MAY 27 1 17 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1542 PAGE 256

WHEREAS, Preston J. McKinney and Thelma M. McKinney

(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 Eighteen Thousand Six Hundred Forty-eight Dollars

and No/100-----Dollars (\$ 18,648.00) due and payable in Eighty-four (84) equal monthly installments of Two Hundred Twenty-two Dollars (\$222.00). The first payment is due July 1, 1981, and the remaining payments are due on the 1st day of the remaining months.

with interest thereon from 6-01-81 at the rate of 18.00 per centum per annum, to be paid: in 84 equal installments of \$222.00 per month. The first payment is due 7-1-81, 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 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 certain lot of land lying in the State of South Carolina, County of Greenville, Gantt Township, on the northern side of Crestfield Road, shown as Lot 5 on a plat entitled "Portion of Sherman Park, Property of Bobby G. Sexton, also known as Plat No. 1 of Sherman Park", prepared by Robert Jordan, R.L.S., January 31, 1969, recorded in the R.M.C. Office for Greenville County in Plat Book 4A at page 33 and being further described as follows;

BEGINNING at an iron pin on the northern side of Crestfield Road at the joint corner of Lots 5 and 6 and running thence along the line of Lot 6, N. 23-58 W. 185.5 feet to an iron pin in the line of Lot 7; thence along the line of Lot 7, N. 85-44 E. 87 feet to an iron pin at the corner of Lot 4; thence along the line of Lot 4, S. 23-11 E. 151.6 feet to an iron pin on the northern side of Crestfield Road; thence along Crestfield Road, S. 62-44 W. 80 feet to the point of beginning. Being the same proep. property conveyed to Bobby G. Sexton by deed recorded in Deed Book 860 at page 600.

THE above conveyance is subject to all easements, rights of way and Protective covenants affecting the said property appearing upon the public records of Greenville County and especially a right of way to Duke Power Comapny along the northern portion of the wihtin described property.

THIS is the same property conveyed to the Grantee, Preston J. Mckinney and Thelma M. Mckinney, by the Grantor, Bobby G. Sexton, by deed dated and Recorded 6-2-69, in Vol. 875, at Page 73, in the RMC Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
DOCUMENTARY
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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 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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