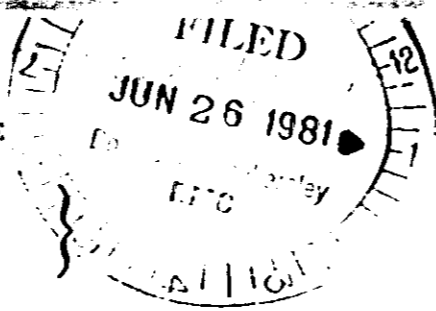


MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1545 PAGE 492

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John Lewis Evans, Jr.

(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-eight Thousand Eighty Dollars and NO/100

-----Dollars (\$ 2,880.00) due and payable in Forty-eight (48) equal installments of Sixty Dollars and NO/100 (\$60.00) per month the first payment is due July 19, 1981, and the remaining payments are due on the 19th day of the remaining months.

with interest thereon from 6-19-81 at the rate of 18.00 per centum per annum, to be paid: in 48 equal installments of \$60.00 per month the first payment is due 7-19-81 and the remaining payments are due on the 19th 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

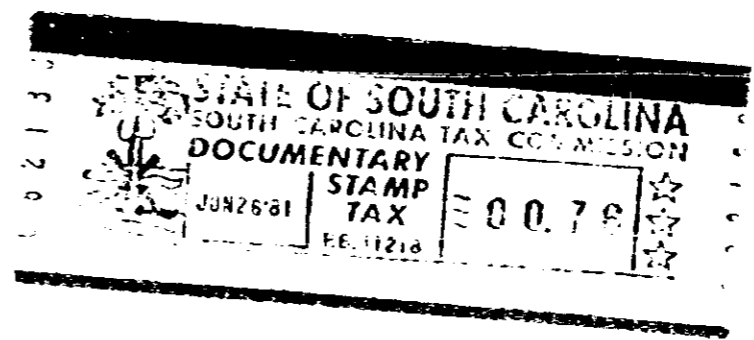
ALL that certain piece, parcel or lot of land, situate, lying and being in Grove Twonship, in the County of Greenville, State of South Carolina, shown as Lot No. 4 on plat prepared by C. O. Riddle, RLS, dated April 22, 1954, entitled "Estate of John Jackson", and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin in the center of a 15 foot road at the joint corner of Lots 3 and 4 and running thence with the center of said road, N. 14-30 W. 151 feet to a pin at the joint corner of Lots 4 and 5; thence with the line of Lot 5, N 75-30 E. 287.1 feet to an iron pin; thence S. 14-30 E. 151 feet to an iron pin at the rear corner of Lot 3; thence with the line of Lot 3, S. 75-30 W. 287.1 feet to the beginning corner.

THIS PROPERTY is a portion of the land conveyed to the Grantor by Marcell Jackson by deed dated July 2, 1964, recorded July 7, 1964, in Deed Book 752, Page 422, RMC Office for Greenville County, S.C.

THIS is the same property conveyed to the Grantee: John Lewis Evans, Jr., by the Grantor, Lucile Jackson Evans, by deed dated 9-1-71 and recorded 9-29-71, in Vol. 926, at page 209, in the RMC Office for Greenville County.

REC'D JUN 26 1981 11:00



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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