

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
CO. S. C.
SEP 29 11 33 AM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1553 PAGE 890

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

WHEREAS, **Bobbie Jean S. Yeargin**

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FinanceAmerica Corp.

(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 Dollars (\$ 9252.00) due and payable no/Cents
In 72 equal monthly installments at \$128.50 a month the first being due 11/01/81 and on the 11th day of the following months.

with interest thereon from 10/01/81 at the rate of 18.00 per centum per annum, to be paid: in 72 equal monthly installments at \$128.50 a month the first due 11/01/81 and the rest on the 11th day of each following month.

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 lot of land in Austin Townshop, Greenville County, State of South Carolina, being shown as Lot #30 on plat of Greenbrier, recorded in Plat Book QQ at pages 65, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Greenbrier Drive at the joint front corner of lots #29 and 30, and running thence with the line of lot #29, N. 36-20 W., 208 ft. to pin; thence S. 57-17 W., 97.5 ft. to pin, corner of lot #31; thence with the line of lot #31, S. 35-30 E. 212.9 ft. to point on Greenbrier Drive; thence with the northern side of said Drive, N. 54-30 E., 100 ft. to the point of beginning

This the same property whereby the above mortgagor acquired in interest from the Estate of William Benjamin Yeargin as can be seen by reference to the Probate Files in the Probate Court of Greenville County in Apartment 1400 File 27 and whereby she acquired the remaining interest by deed of Teresa Jean Yeargin and Jimmy (James William) Yeargin recorded in the RMC Office for Greenville County in Deed Book 1080 at Page 411 on 6/2/78.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
SEP 29 31
PB 11213
02.28

5070
1 SEP 29 81
766

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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