

Cont. No. 417,601.33 GRP. Rec. Dec 14, 00 2 cc Stamp # 708

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 14 2 45 PM '81
JONHN BANKERSLEY
R.M.C.

BOOK 1555 PAGE 236

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Earl Steele Cobb

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

FinanceAmerica Croportiaon

(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 Fifty-eight Dollars and NO/100

-----Dollars (\$ 38,058.00) due and payable
in One Hundred Twenty (120) equal installments of Three hundred Seven-teen Dollars and Fifteen Cents (\$317.15) per month; the first payment is due November 19, 1981, and the remaining payments are due on the 19th day of the remaining months.

with interest thereon from 10-19-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$317.15 per month; the first payment is due 11-19-81 and the remaining payments are due on the 19th day fo 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 Greenville, known and designated as Lot NO. 36, Section 1, on plat of Belmont Heights subdivision recorded in plat book GG at pages 54 & 55 of the RMC Office for Greenville County, S. C., said lot having a frontage of 117.6 feet on the southwest side of Heard Drive, a depth of 213.6 feet on the northerly side, and a rear width of 79.3 feet.

THIS is the same lot conveyed to the Grantee, Earl Steele Cobb, by the Grantor, Harlod D. Baughn and Paddy P. Vaughn, by deed dated 6-19-69 and recorded 6-26-69 in vol. 879 at page 521.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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OCT 14 '81 TAX
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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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