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MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF Greenville

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MORTGAGE OF REAL ESTATE

OF A 11 56 AH 18 TO ALL WHOM THESE PRESENTS MAY CONCERN.

DONNO L TANKERSLEY A.M.C

WHEREAS, H. David Harrell and Patricia O. Harrell

(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 Six Thousand Four Hundred Eighty Dollars and NO/100

Dollars (\$ 6,480.00 ) due and payable in Sixty (60) equal installments of One Hundred Eight Dollars and NO/100 (\$108.00) per month; the first payment is due 11-23-81 and the remaining payments are due on the 23rd day of the remaining wonths.

with interest thereon from 10-23-81 at the rate of 18.00 per centum per annum, to be paid: in 60 equal installments of 5108.00 per month; the remaining payments are due on the 23rd 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 Mortgagoe 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 in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the northerly side of Walnut Street, being known and designated as Lot No. 69 and a portion of Lot No. 70 as shown on a plat of Overbrook Land Company, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H at Page 258, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Walnut Street, which iron pin is the joint front corner of Lots Nos. 68 and 69 and running thence along the northerly side of Walnut Street S. 51-32 W. 65 feet to an iron pin; thence N. 42-28 W. 223 feet to an iron pin on a 15 foot alley; thence along said alley N. 40-35 E. 55 feet to an iron pin; thence S. 44-58 E. 234 feet to an iron pin, the point of Beginning. This conveyance is made subject to any restrictions or easements that may appear of record, onthe recorded plat(s) or on the premises.

THIS is the same property conveyed to the Grantee(s), H. David Harrell and Patricia O. Harrell, by the Grantor(s), Edna L. Ricker Cartrette, by deed dated 5-15-67 and recorded 5-19-67 in vol. 820 at page 103 in the RMC Office for Greenville County, State of South Carolina.

STATE OF SOUTH CAROLINA
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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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