

Ant Finance #675208 Lee ... #13-72
MORTGAGE OF REAL ESTATE REC'D 10 S.C. REC'D 1557 13

STATE OF SOUTH CAROLINA } 12 14 PM '81 } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville } } TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNAN ROAD - ERSLEY
R.M.C.

WHEREAS, Frank Hopkins and Grace Anita Hopkins

(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 **Eleven thousand eighty-eight dollars and no cents**

Dollars (\$ 11088.00) due and payable
in 72 consecutive months at One hundred fifty-four dollars and no cents per month. The first installment is due 12/9/81 and all remaining payments are due on the 9th day of each month.

with interest thereon from 11/9/81 at the rate of 18 per centum per annum, to be paid:
in 72 months at \$154.00 per 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:

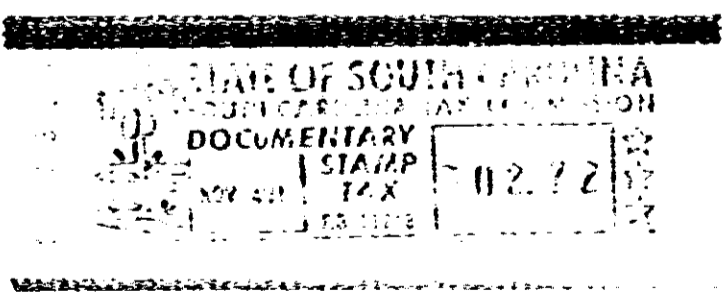
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that lot of land with the buildings and improvements thereon, situate on the west side of Donnan Road (formerly known as Edwards Road), near the City of Greenville, In Greenville County, State of South Carolina, being shown as a portion of Lot 12 on Plat of Property of W. S. Bradley, made by Dalton & Neves, Engineers, May, 1948, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K Page 148 (also being shown as Lot 4, on Plat of Property of R. S. Cresswell, made by C. C. Jones, Engineer, May 11, 1955, recorded in said R. M. C. Office in Plat Book DD, Page 137) and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Donnan Road, joint front corner of Lots 3 and 4 on the Cresswell plat, and running thence along the line of Lot 3, N. 88-10W; 400 feet to an iron pin; thence N. 1-50 E. 100 feet to an iron pin; thence S. 88-10 E. 400 feet to an iron pin in the center of Donnan Road; thence along the center of Donnan Road S. 1-50 W. 100 feet to the point of beginning.

THIS is the same property conveyed to Grantee, Frank Hopkins and Grace Anita Hopkins by Grantor, National Dairy Products Corporation by deed dated 8/30/65 Volume 781 Page 445 Recording date 9/3/65.

3 NO 481 053



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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