

MORTGAGE OF REAL ESTATE
GREENVILLE S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

12 22 PM '81
JONN... BAKERSLEY
R.M.C.

WHEREAS, Bobby J. Abernombie

(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 Three Thousand Seven Hundred and Eighty Dollars

and NO/00

Dollars (\$ 3780.00) due and payable

Due in 36 equal installments of \$105.00, the first due 1-02-82 and the following due on the 2nd of each month.

with interest thereon from 12/02/81 at the rate of 18.00 per centum per annum, to be paid: in (36) equal installments of \$105.00.

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 on the West side of Harbor Drive in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 48 of LAKE HARBOR Subdivision on plat entitled "Property of William Scott Penn, III" as recorded in Plat Book 8-B at Page 1, in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Harbor Drive, said pin being approximately 670.0 feet from the intersection of Fann Bridge Rd., and Harbor Drive running thence S. 2-05 E. 100.0 feet to an iron pin; thence S. 87-55 W. 170.8 feet to an iron pin; thence N. 5-35 W. 100.2 feet to an iron pin; thence N. 87-55 E. 176.8 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Grantor herein by deed of Eldo L. Knoke, Jr. and Rebecca S. Knoke as recorded in Deed Book 1126 at Page 105 on May 20, 1980 in the RMC Office for Greenville County, South Carolina.

THIS conveyance is subject to all restrictions, set-back lines, roadways zoning ordinances, easements and rights-of-ways, if any, affecting the above-described premises.

GRANTEE does hereby accept that mortgage to Charter Mortgage Company in the original amount of \$45,863.51 as recorded in Mortgage Book 1506 at Page 555 and having a current balance of \$42,920.73.

this is the same property conveyed to the Grantor Bobby J. Abernombie by the Grantor William Scott Penn III Deed Dated 8-29-80 and recorded 9-2-80 in Book 11-32 at Page 453.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
12 20 82

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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