

C.R. - C.C.S.C.  
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REAL ESTATE MORTGAGE BL

BOOK 1573 PAGE 385  
BOOK 77 PAGE 721

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville }  
SOMERSLEY

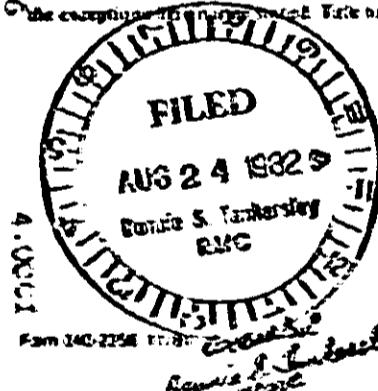
This Mortgage is made this 17<sup>th</sup> June 19<sup>32</sup> between Steven G. Muller and James Jean Brown, Jr. (herein "Borrower"), and Mortgagor(s) Finance America Corporation, a corporation organized and existing under the laws of South Carolina whose address is P.O. Box 6020 Greenville S.C. 29606 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of 3045.98 Dollars, which indebtedness is evidenced by Borrower's Note dated June 17, 1932 (herein "Note") providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 26, 1937.

To secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, the payment of all other sums, with interest thereon, advanced in accordance hereunder to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the northern side of Colonial Avenue near the City of Greenville,

- (i) the creation of liens or other claims against the Property that are inferior to this Mortgage, such as after mortgage, materialman's liens, etc.
  - (ii) a transfer of rights in household appliances, as a person who furnishes the Borrower with the money to buy these appliances, in order to protect that person against possible losses.
  - (iii) a transfer of the Property to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law, and
  - (iv) leasing the Property for a term of three (3) years or less, as long as the lease does not include an option to buy.
6. Warrantee. Borrower covenants with Lender that he is seized of the Property in fee simple, has the right to possess the same in fee simple, that title is marketable and free and clear of all encumbrances, and that he will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exemptions in the Note. Title to the Property is subject to the following exceptions:



PAID 324.00  
Finance America Corporation

7-27-82 DATE

Ray Burkhardt

P. Kelly, M. Hart  
wife's

1532 Eltonna M. Doggett  
wife's