and the \$6817.84 Recording Tendestord Doc. Stamps \$ 2.76 HAY 5 12 38 PH '81 e00x1540 PAGE 354 MORTGAGE OF REAL ESTATE SONNE STANFERSLEY MORTGAGE OF REAL ESTATE STATE OF SOUTH CAROLINA TO ALL WHOM THESE PRESENTS MAT CONCERN: 600X 87 FEE: 645 COUNTY OF Summille. WHEREAS, James M. Cothran and Anna B. Cothran (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 sacroporated herein by reference, in the sum of Eleven Thousand One Hundred Ninty-six Bollars and

50/100 (\$155.50) per month. The first payment is due May 30 1981, and each of the remaining payments are due on the 30th day of the remaining months. at the rate of 18.00 per centum per annum, to be paid: in 72 with interest thereon from 1,-30-81 equal installments of 3155.50 per month the first payment is due 5-30-81 and the remaining payments are due on the 30th day of the remaining months restrictive covenants, and zoning ordinances, recorded or unrecirded.

in Seventy-two equal installments of One Hundred Fifty-five Dollars and

THIS is the same property conveyed to the Grantee, James M. Cothran and Anna B. Cothran, by the Grantor, Brown Enterprises of S.C., Inc., by deed dated and recorded 5-11-79, in Volume 1102, at Page 252.

Libove deed conveys property to Grantees "Jointly for Life with Remainder to Survivor of them".

Together with all and singular rights, members, hereditiments, 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 therefore, and including all heating, plumbing, and lighting fistures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fintures 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 lamfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is I wfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all hens 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.