GRE 4 4 FILED 7 mortgage: $ 75524.5

JAN 14 8 45 AM '80

DONNIE S. TANKERSLEY R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1493 PAGE 93

STATE OF SOUTH CAROLINA
COUNTY OF

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

WHEREAS, Nellie Christine Walker

(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

Ten THousand Six Hundred and Fifty Six Dollars 0 cents Dollars ($ 10656.00) due and payable in 48 equal monthly installments of 222.00 dollars beginning with the first payment on Feburary 16, 1980

with interest thereon from 1/16/80 at the rate of 18.00% per centum per annum, to be paid: in 48 equal monthly installments with the first due 2/16/80.

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 Greenville State of South Carolina

Being known and designated as Lot No. 4 of a subdivision known as Washington Heights Subdivision, and recorded in the R.M.C. Office for Greenville County in Plat Book "F", at Page 54 and having according to said Plat the following metes and bounds to-wit:

Beginning at an iron pin on Anderson Street 50 feet Northeast of the intersection of Anderson and Lincoln Streets; thence running along Anderson Street N. 43-00 E. 50 feet to an iron pin at the corner of Lot 3; thence with the line of Lot 3 S. 47-00 E. 100 feet to an iron pin; thence S. 43-00 W. 50 feet to an iron pin; thencewith the common line of Lots Nos. 4 and 5 N. 47-00 W 100 feet to an iron pin, the point of beginning,

This is that same property conveyed to the grantors herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 295, at Page 69.

This is the same property conveyed to the grantor herein by Deed of Arlie Watkins and Eloise Watkins recorded in the RMC office for Greenville County on 1/10/69, filed 1/14/69 and recorded in Deed Book 860, Page 98.

DOCUMENTARY STAMP

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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