

AMT. FIN. \$6050.56

recording fee \$4.00

doc stamps \$ 2.44

BOOK 1530 PAGE 88

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
POTTSY 6025
RMC 29606

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

WHEREAS, James R. Clardy, Jr.

(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

Nine Thousand Nine Hundred Thirty-Six Dollars Dollars (\$ 9926.00) due and payable in Seventy-two (72) equal installments of One Hundred Thirty-eight Dollars 00 Cents (\$138.00) per month the first payment is due February 9, 1981, and the remaining payments are due on the 9th day of the following months.

with interest thereon from 1-9-81 at the rate of 18.00 per centum per annum, to be paid: in 72 equal installments of \$138.00 per month the first is due on 2-9-81, and the following payments are due on the 9th day of the remaining months

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:

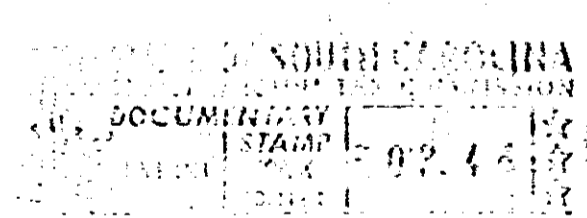
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, pareel or lot of land in the State of South Carolina, County of Greenville, Judson Mill Village, being known and designated as Lot No. 6 of Block 7 according to a plat of said Block made by Piedmont Engineering Service, Greenville, S.C., dated april 11, 1950, the plat of said Block, along with plats of other Blocks, being recirded in Plat Book X at Pages 143-157, inclusive, of the RMC Office for Greenville County. The lot above described and herein conveyed fronts on Easley Bridge Road approximately 68.7 feet.

THIS veing the same property conveyed to the grantor herein by deed of Frances L. Fasperman as recorded in Deed Book 10 7 at Page 721, in the RMC Office for Greenville County, S.C., on December 10. 1976.

GRANTEE hereby assumes that mortgage io Issac H. Murray recorded in Mortgage Book 1357 at raga 713 of the RMC Office for Greenville County, SC. in the original amount of \$5,100.00 and having a current balance of \$3,678.80

THIS is the same property convyed to the Grantee, James R. Clardy, Jr., by the Grantor, Wesley T. Garrison, by deed dated January 2, 1981, in deed book 1140 at page 326 and recorded January 7, 1981.



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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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