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MORTGAGE OF REAL ESTATE

BOOK 1530 PAGE 712

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

JAN 22 3 05 PM '81  
DANNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, William Jack and Madellene Taylor

(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

Thirty-Five Thousand Seven Hundred Eighty-Four Dollars (\$ 35,784.00 ) due and payable in One Hundred Twenty (120) equal installments of Two Hundred Ninty-eight Dollars and Sixty-Four Cents (\$298.20) per month the first payment is due Feburary 26, 1981, and each of the remaing payments are due on the 26th day of the following months.

with interest thereon from 1-26-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installmetns of \$298.20 per month the first payment is due 2-26-81 and the remaining payments are due on the 26th 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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 9 on a plat of Wemberly Way, Section 1, prepared by Campbell & Clarkson Surbeyors, Inc., dated June 17, 1974, recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, Page 88, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Wemberly Lane, joint front corners of Lots 9 and 10, thence with the joint line of Lots 9 and 10, S. 77-33 E., 150 feet to an iron pin; thence turning and running N. 12-27 E., 120 feet to an iron pin, joint rear corner with lot 8; thence turning and running with the joint line of lots 9 nad 8, N. 77-33 W., 150 fee to and ioon pin on the southeastern side of Wemberly Lane, joint front corner of Lots 9 and 8; thence turning and running along said Wemberly Lane, S. 12-27 W., 120 feet to an iron pin, point of beginning.

BEING a protion of the property conveyed to TRI-CO Investments, Inc, by deed of W. C. Cook, recorded March 7, 1974, in Deed book 994, Page 787, RMC Office for Geenville County.

THIS conveyance is made subject to any restreitions, reservations, zoning ordinances or easemtnts that may appear of record, on the recorded plat or on the premises.

THE Grantees herein do expressly assume all financial responsibility and paymment of theat certain real estate Mortgage and the Note wich it secures recorded in the RMC Office for Greenville County in Morrgage Book 1382, Page 877 and gaving a present outstanding balance of \$31,430.27.

THIS is the same property conveyed to the Grantor, William Jack Taylor and Madalene C. Taylor, by the Grantee, Tri County Investor, by deed dated 2-3-78, and recorded 2-6-78, in Volume 1023 at Page 277 in the RMC Office for Greenville County, South Carolina

1534

Together with all and singular rights, members, hereditments, 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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