

Chrt. Jim #6708.23 Rec. Fee \$4.00 Doc Stamps 4.72

MORTGAGE OF REAL ESTATE

FILED

GREENVILLE CO. S. C.

BOOK 1551 PAGE 800

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

SEP 3 2 36 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, John S. Bufford and Evelyn A. Bufford

(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 Eleven Thousand Sixteen Dollars and NO/100-----

-----Dollars (\$ 11,016.00 ) due and payable in Seventy-two (72) equal installments of One Hundred Fifty-three Dollars and NO/100 (\$153.00) per month; the first payment is due on the 8th day of October, 1981, and the remaining payments are due on the 8th day of the remaining months.

with interest thereon from 9-8-81 at the rate of 18.00 per centum per annum, to be paid: in 72 equal installments of \$153.00 per month; the first payment is due 10-8-81 and the remaining payments are due on the 8th 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

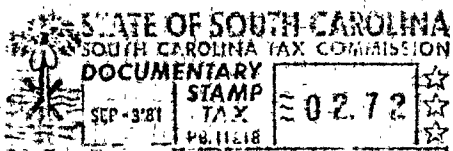
ALL that certain, piece, parcel or lot of land situated, lying and being in the County of Greenville State of South Carolina in the Greenville Township, on Bailey Street, known and designated as Lot 60 to the subdivision known as the Mountain View Land Company according to a plat of said subdivision recorded in the RMC Office for Greenville County in Plat Book A, pages 396 and 397, and a more recent plat prepared by Richard Wootin Land Surveying for John S. Bufford and Evelyn A. Bufford recorded in the RMC Office for Greenville County in Plat Book 6Q, Page 23, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Bailey Street at joint front corner of Lots 59 and 60 and running thence with the common line of said lots, S. 80-30 R. 145.0 feet to an iron pin, joint rear corner of said lots; running thence along the rear of lot 60, S. 11-30 E., 50.0 feet to an iron, joint rear corner of Lots 60 and 61; running thence with the common line of said lots, N. 89-30 W., 145.0 feet to an iron pin, joint front corner of said lots on Bailey Street; running thence with said Street N. 11-30 W., 50.0 feet to an iron pin, being the point of beginning.

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

THIS is the same property conveyed to the Grantee, John S. Bufford and Evelyn A. Bufford, by the Granor, Annie M. Hopkins, Ray W. Hopkins, B Betty H. Bayne, and Shirley H. Patteenon; by deed dated 5-15-78 and recorded 5-18-78, in Vol 1079, at page 452, in the RMC Office for Greenville County, S. C.

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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 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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