

Und. Inv. #1804.25 Doc Stamps .76

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE
FILED
CO. S. C.
SEP 23 11 42 AM '81
DONNIE S. TANKERSLEY
R.M.S.

BOOK 1553 PAGE 473

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

WHEREAS, Marty Reynolds and Susan S. Reynolds

(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 Two Thousand Five Hundred Forty-four Dollars and

NO/100-----Dollars (\$ 2,544.00) due and payable in Forty-eight (48) equal installments of Fifty-three Dollars and NO/100 (\$53.00) per month. the first payment is due October 28, 1981, and the remaining payments are due on the 28th day of the remaining months.

with interest thereon from 9-28-81 at the rate of 18.00 per centum per annum, to be paid: in 48 equal installments of \$53.00 per month; the first payment is due 10-28-81 and the remaining payments are due on the 28th 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 in the State of South Carolina, County of Greenville being known and designated as Lot No. 236 on Plat of Augusta Acres recorded in the RMC Office for Greenville County in Plat Book S at Page 201 and on a more recent plat of "Property of Marty Reynolds and Susan S. Reynolds" prepared by Carolina Surveying Company dated May 8 1978 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Churchill Circle at the joint front corner of Lots 236 and 237 and running thence with the joint line of Said lots, N. 82-04 W., 192.1 feet to an iron pin; thence N. 9-10 E., 125.0 feet to an iron pin at the joint rear corner of Lots 235 and 236; thence with the joint line of said lots, S. 82-04 E., 192.1 feet to an iron pin on the western edge of Churchill Circle; thence with the edge of Churchill Circle, S. 9-10 W., 125 feet to an iron pin being the point of BEGINNING.

This conveyance is made subject to restrictions, easements, and rights-of-way, if any affecting the above described property.

This is the same property conveyed to the Grantee Marty Reynolds and Susan S. Reynolds by the Grantor William M. Joyner and Christine A. Joyner by Deed dated 8/10/79 and recorded 8/30/79 in Book 1110 at page 475.

GCTO -----3 SEP 23 81 1287

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 00.76
PB. 11219

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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