

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GF: S.C. Amount \$10,181.83

11 16 AM '81

W. P. WERSLEY

BOOK 1557 PAGE 446

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

WHEREAS, Clark W. and Joan (Holmes)

(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 One Hundred and Eighty-One Dollars Eighty-Three Cents Dollars (\$10,181.83) due and payable In 84 payments at \$214.00 a month the first due 12-16-81 and each of the following due on the 16th of the following months

with interest thereon from 11-16-81 at the rate of 12.00 per centum per annum, to be paid: In 84 equal installments of \$214.00 Dollars a month the first due 12-16-81 and the rest on the 16th day of each of the following 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, parcel of lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the Southeastern side of Leafwood Drive, and being known and designated as all of Lot No. 82 on Plat 2 of Thornwood Acres, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 124 at page 195, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Leafwood Drive at the joint front corner of Lots Nos. 82 and 83 and running thence along said Drive N. 71-02 E. 23.8 feet to an iron pin; thence continuing along said Drive N. 65-42 feet to an iron pin; thence along the joint line of Lots Nos. 81 and 82, S 32-17 E. 200.7 feet to an iron pin; N. 12-58 W. 187.2 feet to the beginning corner.

This property is subject to any easements, rights-of way, restrictions, zoning ordinances, appearing of record and specifically that certain Duke Power Company right-of-way across the rear 34 feet to said lot.

Being the same property conveyed to Grantor herein by deed of Russell T. Hampton, dated May 20, 1976, recorded in Deed Book 1036 at page 618, RMC Office for Greenville County, SC.

This is the same property conveyed to Grantee Clark W. Holmes and Joan C. Holmes by Grantor Leon Hix by deed dated 4/1/77 Volume 1053 page 888 Recorded 4/1/77, in the RMC Office for Greenville County South Carolina.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
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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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