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REAL ESTATE MORTGAGE

BOOK 1573 PAGE 385

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 77 PAGE 1721

This Mortgage is made this 17th June 1982 between
Mortgagee(s) Steven G. Mulder and Jean Brown, Jr. (herein "Borrower"), and
the Mortgagee, Finance America Corporation, a corporation organized and existing under the laws of South Carolina
P.O. Box 6020 Greenville S.C. 29606 whose address is (herein "Lender")

Whereas, Borrower is indebted to Lender in the principal sum of 3095.98
Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1982 (herein "Note") providing for monthly installments
of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 24, 1987

To secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications
thereof, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of
the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns
the following described property located in the County of Greenville State of South Carolina

All that piece, parcel or lot of land situate, lying and being
on the northern side of Colonial Avenue near the City of Greenville,

- (i) the creation of liens or other claims against the Property that are inferior to this Mortgage, such as other mortgages, materialman's liens, etc;
 - (ii) a transfer of rights in household appliances, as a person who provides the Borrower with the money to buy these appliances, in order to protect
them against possible losses;
 - (iii) a transfer of the Property to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law; and
 - (iv) leasing the Property for a term of three (3) years or less, as long as the lease does not include an option to buy.
6. Warranties. Borrower covenants with Lender that he is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is
marketable and free and clear of all encumbrances, and that he will warrant and defend the title against the lawful claims of all persons whatsoever, except for
the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:

FILED
AUG 24 1982
COURT S. CAROLINA
RMC

4.0001
Form 240-2258 11-81

Donna M. Daggert
witness

PAID 24 1982
Finance America Corporation
7-27-82
DATE

Donna M. Daggert
witness

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