

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF

RECORDED
AUG 14 3 09 PM '79
R. M. C. BANKERSLEY

1415 1979

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

WHEREAS, James e Woodson and Helen T. Woodson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FinanceAmerica Mortgage Services, Inc.

(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

Twenty-three Thousand one Hundred and 0 Dollars Dollars (\$23100.00) due and payable in eighty-four monthly installments at 275.00 a month with the first payment being due and payable on September 15, 79 and on the 15th of each month thereafter;

with interest thereon from 8/15/79 at the rate of 18.00% per centum per annum, to be paid:

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 Greenville, being in or near Fork Shoals, being more particularly described as Lot No. 33 as shown on a plat entitled "Subdivision of the Residential Properties of Fork Shoals, S.C. of Riegel Textile Corporation," located in Greenville County, Fork Shoals, South Carolina, made by Pickell & Pickell, Engineers, Greenville, S.C. February 1953, and records recorded in the R.M.C. Office for Greenville County in Plat Book BB at pages 156 and 157. According to said plat, the within lot is located in the intersection of Circle Street with Lickville Road.

BEING the same property conveyed to James L. Pressley by deed of Fork Shoals Mill Baptist Church recorded on September 6, 1977, in Deed Book 954, Page 263, R.M.C Office for Greenville County.

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

THIS is jthe same property conveyed to the mortgagor by deed of James L. Pressley dated September 21st, 1977 and recorded in Volume 1065 page 271 in the R.M.C. Office in Greenville County.

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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.