

Amount Financed \$3583.60

BOOK 1400 PAGE 538

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 13 12 59 PM '79
DORRIS BANKERSLEY
R.M.C.

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

WHEREAS, MONTEE LADSON, JR. AND CLARA A. LADSON

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

FINANCEAMERICA MORTGAGE SERVICES, INCORPORATED
(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

FIVE THOUSAND FOUR HUNDRED AND SIXTY DOLLARS 00/00 Dollars (\$ 5460.00) due and payable
in sixty equal monthly payments of \$91.00

with interest thereon from 9/12/79 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, lying on Pollard Road and being cut from the northwesterly corner of a 40.03 acre tract as shown on a plat prepared by Enwright Associates, Engineers, dated April 18, 1972 and being described as follows:

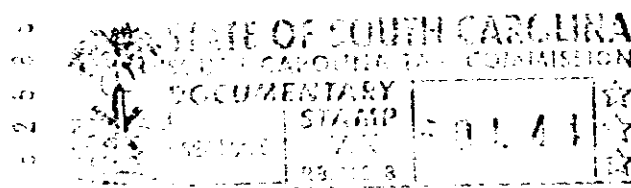
BEGINNING at an iron pin located 25 feet from the center of Pollard Road corner of property of Roger Burton and running thence N. 40-35 E., 200 feet to a point; thence S. 40-35 W., 200 feet to a point located 25 feet from the center of Pollard Road; thence with the edge on said Road, N. 44-39 W., 105 feet to the point of beginning.

THIS is the same property conveyed to the grantor by Deed recorded in the RMC Office for Greenville County in Deed Book 1012 at page 368.

THIS conveyance is subject to restrictive covenants of record, set back lines, road or passageways, easements and riths of way, if any affecting the above described property.

THIS is the same property conveyed to the grantor by Deed recorded in the RMC Office for Greenville County in Deed Book 1021 at page 720.

Grantor Jimmy C. Langston - 7-23-75



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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