Amount Financed: 3880.56

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.
FILED
SEP 28 12 38 PM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1482 PAGE 62

STATE OF SOUTH CAROLINA
COUNTY OF ~~South Carolina~~ Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gene A. Miller and wife Margaret S. Miller

(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

Thirteen thousand five hundred and 00/00 Dollars ($ 13500.00) due and payable in sixty equal monthly payments of $225.00 beginning 10/28/79

with interest thereon from 9/28/79 at the rate of 18.00 per centum per annum, to be paid: beginning 10/28/79

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, Town of Fountain Inn, being known and designated as Lot No. 81 on plot of Lings Court, prepared by R. B. Bruce, Surveyor, dated September 4, 1973 and recorded in the RMC Office for Greenville County in Plat Book 4x at page 78 and having, according to said plat, the following metes and bounds, to wit-:

BEGINNING at an iron pin on the southwesterly side of North Kings Drive, joint front corner of Lots No, 81 and 82 and running thence with the line of Lot No. 82, S. 14-22W., 157.1 feet to an iron pin; thence N. 78-25W., 80 feet to an iron pin; thence with the line of Lot No. 80, N. 14-21 E. 163.6 feet to an iron pin on the southwesterly side of North Kings Drive; thence with the edge of said Drive, S. 73-49E., 80 feet to the point of beginning.

This property is identical to the property that grantor's Gene A. & Margaret S. Miller received from Imperial Construction Co. by deed dated 10-14-74 Volume 1008 page 411 in said clerks office, and Frank Ulmer Lumber Co. recorded 8-8-77 Book 1062 page 83; lot 82.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
$ 3.60

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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