

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1487 PAGE 436

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

WHEREAS, Stephen M. and Elaine Vamsley

(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

Eleven Thousand Eighty Two Dollars & Fifty Eight Dollars (\$11,082.50) due and payable in Ninety-six (96) monthly payments at \$12.00 a month

with interest thereon from 11-02-79 at the rate of 12% 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, South Carolina, being shown and designated as Lot No. 231 on Plat of The McGary Lands made by W.A. Hudson, Surveyor, dated April 15, 1905, recorded in the R.M.C. Office For Greenville County, South Carolina in Plat Book A, page 27th and 279, reference to which is hereby craved for the notes and bounds thereof. Said lot being 66 feet wide and 150 feet deep.

The above described property is the same conveyed to the grantors herein by deed of Margaret A. Adams, et al recorded in Deed Book 967 at page 631 on February 20, 1973, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grant as herein agreed and assume to pay Greenville County property taxes for the tax year 1979 and subsequent years.

This property is identical to the property that grantor Stephen M. and Elaine Vamsley received from Margaret A. Adams by deed dated 2-20-73 in Volume 967, page 631 in said clerks office.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
I, _____, Clerk of Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of this office.

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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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