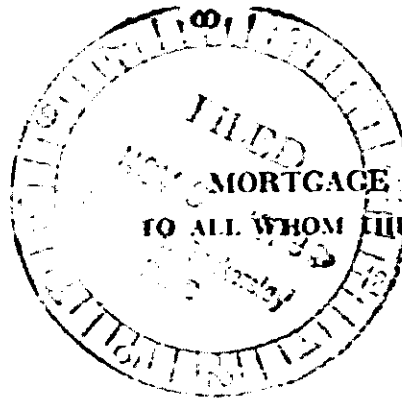


MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



1437 814

WHEREAS, Henry L. Clinkscales

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

FinaceAmerica 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

Seven thousand two hundred dollars and 00/100 Dollars (\$7200.00) due and payable in forty-eight equal monthly payments of \$150.00 per month

with interest thereon from 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, South Carolina

Being shown and designated as Lot No. 31 on a plat of Belmont Heights made by C.C. Jones, Engr., dated April 1954, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 66 at pages 54 and 55, reference to which is hereby craved for the metes and bounds thereof. Melvin Drive and Fairmont Avenue are now known as Cool Brook Avenue.

The above property is the same conveyed to the grantor herein by deed of Carol H. Brooks recorded in Deed Book 1072 at page 645 on February 10, 1974, and by deed of Wayne F. Taylor et al to Jerry T. Brooks and Carol H. Brooks recorded in Deed Book 1072 at page 610 on June 21, 1975, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants preserved on Plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agrees and assumes to pay Greenville County property taxes for the tax year 1979 and subsequent years.

This being the same property conveyed to the Grantor herein by Deed of Jerry T. Brooks recorded in Deed Book 1072 Page 54 Dated December 1, 1974. And filed December 4, 1974.

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STATE OF SOUTH CAROLINA
DEPARTMENT OF PUBLIC SAFETY
DOCUMENTARY STAMP

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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