

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF greenville

GREENVILLE CO. S. C.
DEC 26 2 49 PM '79
DONNIE TANKERSLEY
R.M.C.

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

WHEREAS, David E. Robinson and Joy L. Robinson

(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

Fifteen Thousand One Hundred and Sixty Six 58 cent Dollars (\$15,166.58) due and payable in 96 equal monthly payments of \$290.00 with the first payment due January 31, 1980.

with interest thereon from 12/31/79 at the rate of 16.99 per centum per annum, to be paid in 96 equal monthly installment.

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

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 known and designated as Lot No, 122, Section 3 Wade Hampton Gardens, a plat of which is recorded in the RMC Office for Greenville County in Plat Book YY at Page 179 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Danbury Drive to the joint corner of Lots 121 and 122 and running thence S 87-24 W 143.8 feet to an iron pin; thence S 15-27 E 165 feet to an iron pin on the southerly side of Leyswood Drive and rynnng thence with the said side of Leyswood Drive N 74-33 E 93.5 feet to an iron pin at the intersection of Leyswood Drive and Danbury Drive and running thence with the curve of said intersection the chord of which is N 34-11 E 38 feet to an iron pin on the western side of Danbury drive; running thence with the said side of Danbury Drive N6-10 W 110 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantor herein by deed of Betty F. Carpin recorded in the RMC Office for Greenville County on April 15, 1977 in Deed Book 1054 page 688.

THIS conveyance is made subject to all restrictons, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

THIS is the same property conveyed to the grantor herein by deed of Earl Emerson recorded in the RMC Office for Greenville County on December 14, 1977 in Deed Book 1070 page 206.

Doc 100 79 624

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
\$ 3.44

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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