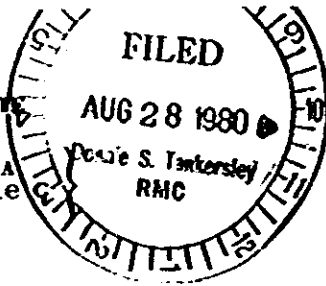


MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1513 PAGE 295

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

WHEREAS, Thomas W. Mayo and Myrrcha L. Mayo

(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 **Forty-two thousand dollars and 00 cents**

Dollars (\$ 42000.00) due and payable

in 119 equal installments each being 350.00 with the first one due on 8-30-80.

with interest thereon from 7-30-80 at the rate of 18.00 per centum per annum, to be paid: in

119 equal instalments each being 350.00 with the first due 8-30-80.

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

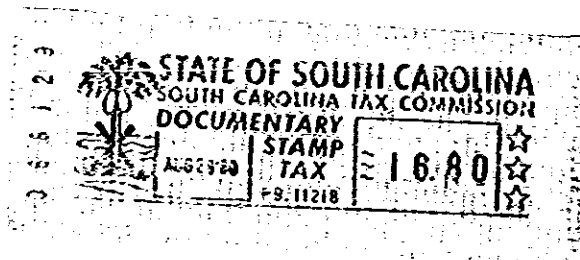
ALL that certain piece, parcel or lot of land situate, lying and being on the north side of Sequoia Drive, Greenville County, being shown as Lot No. 121 on Plat of Chestnut Hills, dated March, 1954, recorded in the RMC Office for Greenville County in Plat Book "GG" at page 35, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Sequio Drive at the joint front corners of Lots Nos. 120 and 121 and running thence along the joint lot lines of said Lots N. 19-25 E. 150 feet to an iron pin; thence along the rear lot lines N. 70-34 W. 70 feet to an iron pin; thence along the joint lot lines of Lots 121 and 122 S. 19-26 W. 150 feet to and iron pin on the north side of Sequoia Drive; thence along the north side of Sequoia Drive S. 70-34 E. 70 feet to the beginning corner.

This conveyance is made subject to all covenants, restrictions, reservations easements, conditions and rights appearing of record.

This is the same property conveyed to Grantors herein by deed of Aubrey M. Shockley, Fred S. Shockley, and Nell S. King, dated April 9, 1974 recorded April 10, 1974, in the RMC Office for Greenville County, SC, in Deed Book 996 at page 818.

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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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