

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
CO. S. C.

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

WHEREAS, Mae Charles Dodd  
WILKINSON  
DODD

(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

**Thirteen Thousand One Hundred Four and 00 Cents Dollars (\$ 13104.00 ) due and payable in Eighty-four (84) equal installments at One Hundred Fifty-six Dollars per month the first payment due November 20, 1980 and each of the following payments due on the Twenty-ith (20th) day of each month**

with interest thereon from 10-20-80 at the rate of 18.00 per centum per annum, to be paid: in 84 equal installments of \$156.00 per month the first payment due 11-20-80 and each of the following payments due on the 20th day of the month

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 in Greenville County State of South Carolina, being shown and designated by a plat of property of David M. Wilson and Tammy S. Eilson, prepared by Freeland and Associates, on October 10, 1977, and having, according to said plat the following metes and bounds, to-wit:**

**BEGINNING at a new iron pin on the bank of east north street and the front corner of lot #40 of Hudson Acres and running thence along the right-of-way of East North Street Extension N. 85-22 E., 100 feet to a new iron pin; thence along the boundary of the J.C. Garrison property S. 04-45 W., 386.9 feet to a new iron pin; thence S. 85-22 W., 100 feet to an old iron pin; thence along the boundary of Hudson Acres N. 04-45, 396.9 feet to the beginning corner.**

**THIS being the same property conveyed to Gaantor by Deed of Bob Maxwell Builders, Inc. dated October 28, 1977, recorded in the RMC Office for Greenville County in Deed Book 1067 at Page 531.**

**THIS property is conveyed subject to restrictions, easements and rights of way of record affecting said property.**

**THIS is the same property conveyed by Grantor by David M. Wilson and Tammy S. Wilson to Grantee Mae Charles Dodd in Volume 1088 at page 24 dated September 14, 1978 and recorded September 18, 1978, in RMC Office for Greenville County, State of South Carolina.**

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SOUTH CAROLINA

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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