

AMOUNT FIN: \$2178.72

RECORDING FEE: \$4.00

DOC STAMPS:

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

S. C.  
PU '80  
SLEY

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

WHEREAS, Mary Thompson Smith

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

FinanceAmerica Corp

(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

Three Thousand Seventy-two Dollars and 00 Cents Dollars (\$ 3,072.00 ) due and payable in Forty-eight (48) equal installments of Sixty-four Dollars and 00 Cents (\$64.00) per month the first due on the 22nd Day of January, 1981, and each of the following payments are due on the 22nd day fo the following months.

with interest thereon from 12-22-80 at the rate of 18.00 per centum per annum, to be paid: in 48 equal installments of \$64.00 per onth the first payment due on the 22nd day of January, 1981, and each of the following payments are due on th e 22nd day of the following months.

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 tract of land in Butler Township, Greenville County, State of South Carolina, being known and designatec as Tract No. 7 on plat of C. O. Riddle dated April, 1964, and recorded in the RMC Office for Greenville County in Plat Book JJJ, Page 21, the said tract having according to plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Bennett Bridge Road, common corner with Tract No. 6-B and running thence with the center of said road N. 41-29 W. 502.6 feet to a bend; thence N. 45-10 W. 1011.3 feet to a point in center of said road, said point being on Summey line; thence with summey line N. 39-26 E. 21.4 feet to an old iron pin corner of Summey property; thence still with Summey property the following courses and distances: S. 53-37 E. 339.8 feet to an iron pin, S. 50-21 E. 100 feet to an iron pin, S. 38-10 E. 164 feet to an iron pin, S. 46-58 E. 100 feet to a stone; thence N. 86-38 E. 614.8 feet to a stone; thence N. 58-51 E. 98.5 feet to a stone, common corner of Summey and Vinson; thence with Vinson property N. 37-07 E. 42.3 feet to an iron pin, common rear corner of Tract No. 8; thence with tract No. 8 S. 40-32 E. 432.9 feet to an iron pin, common corner of Taact No. 6-B; thence with Taact No. 6-B S. 48-31 W. 658 feet to a point in center of said road, beginning corner and containing 10.06 acres.

THIS is the same property conveyed to Grantee, Mary Thompson Smith, by Grantor, Anna Thompson, by Will dated 3-29-73 , in Will Book 1420 File # 11, Probaetd 4-7-76, Discharged 10-21-76.

DE 22 80

888

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.

4328 RV-2