

AMOUNT FINANCED: \$12098.66 RECORDING FEE: \$4.00 DOC STAMPS: \$1.00
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, B. Robert Coker, Jr. and David C. Waldrep, II

(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

Twenty-six Thousand One Hundred Sixty Dollars.00 Dollars (\$26,160.00) due and payable in One Hundred Twenty (120) equal monthly installments of Two Hundred Eighteen Dollars 00 Cents (218.00) the first payment due on January 26, 1981, and each of the following payments are due on the 26th day of each of the following months.

with interest thereon from 12-26-80 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$218.00 per month the first due 1-26-81 and the rest on the 26th 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 piece, parcel or lot of land in Greenville Townssip, Greenville County, South Carolina, situated off of the Augusta Road, and Being shown as Lot No. 2 on plat of Willie H. and C. B. Martin and K. E. Neely is recorded in Plat Book "G" at Page 246 in the RMC Office for Greenville County, said lot having the following metes and bounds, to-wit:

BEGINNING at the joint corner of Lots Nos. 1 and 2 on Sevier Street, and running thence S. 57-20 E., 152.3 feet to an iron pipe; thence S. 21-23 W., 61.17 feet to an iron pipe at corner of Lots Nos. 2 and 3; thence along joint lines of Lots Nos. 2 and 3, N. 57-40 E., 60 feet to the beginning point.

THIS being the same property conveyed to the grantor herein by deed of H. C. Sanders recorded in the RMC Office for Greenville County on August 14, 1953, in Deed Book 483 at Page 529.

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

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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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