

amt. fin. 9,420.57

recording fee 4.00

doc stamps 80

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
CO. S. C.
MAR 2 2 07 PM '81
S. HARRISLEY
R.H.C.

BOOK 1534 PAGE 52

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

WHEREAS, Michael S. Maroney and Barbara W. Maroney

(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 Sixteen Thousand Six Hundred Thirty-Two Dollars

NO/100-----Dollars (\$ 16,632.00) due and payable

in Eighty-four (84) equal installments of One Hundred Ninty-eight Dollars

NO/100 (\$198.00) per month the first payment is due April 2, 1981 and each

of the remaining payments are due on the 2nd day of the remaining months.

with interest thereon from 3-2-81 at the rate of 18.00 per centum per annum, to be paid: in 84

equal installments of \$198.00 per month the first payment is due 4-2-81

and the remaining payments are due on the 2nd day of the remaining 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

AN undivided one-half interest in and to all that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of south Carolina, on the northern side of Longview Terrace, being known and designated as Lot No. 11 according to a plat of Forest Heights, recorded in the R.M.C. Office for Greenville County in Plat Book "P" at page 71, and according to a more recent plat by Dalton & Neves, Engineers, entitled "Property of Richard H. Sawyer", having the following metes and bounds:

BEGINNING at an iron pin on the northern edge of longview Terrace, said iron pin being 951 feet east of the northern intersection of East Faris Road and Longview Terrace and running thence N. 26-55 E 168.3 feet to an iron pin; thence S. 65-45 E. 70.1 feet to an iron pin; thence S. 26-55 W. 171.6 feet to an iron pin on the northern edge of Longview Terrace; thence with Longview Terrace N. 03-05 W. 70 feet to an iron pin, the point of beginning.

THE property described above was conveyed to Grantor and Grantee by deed of Richard H. Sawyer recorded in deed book 976 at page 160. By this instrument Michael S. Maroney conveye all of his undivided one-half interest in said property to Barbara W. Maroney.

THIS property is conveyed subject to any and all easements, restrictions, or rights-of-way of record.

THIS is the same property conveyed to Grantee Barbara W. Maroney by Grantor Michael S. Maroney by deed dated 4-15-74 volume 997 page 179 recording date 4-16-74.

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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