

Amt. Fin. \$11,987.66 Recording fee \$4.00 Doc Stamps \$4.50

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

1534 159

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JOHN DAVID MAUNEY, JR.
MARY ANN T. MAUNEY
R.M.C.

WHEREAS, John David Mauney, Jr. and Mary Ann T. Mauney

(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-Five Thousand Nine Hundred Twenty Dollars

NO/100-----Dollars (\$ 25,920.00) due and payable
in One Hundred Twenty (120) equal payments of Two Hundred Sixteen Dollars
No/100(\$216.00) per month the first payment is due April 5, 1981, and each
of the remaining payments are due on the 5th day of the remaining months.

with interest thereon from 3-5-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal
installments of \$216.00 Per month the first payment is due 4-5-81 and each
of the remaining payments are due on the 5th 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

ALL that certain piece, parcel or lot of land in the State of South Carolina,
County of Greenville, being shown and designated as Lot Number 5 on plat of
Beechwood Subdivision prepared by R.B. Bruce, dated March 28, 1977, and re-
corded in Plat Book 5-P at Page 84 of the RMC Office for Greenville county,
and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ikes Court at the joint front
corner of Lots 5 & 5 and running thence with the common line of said lots,
N. 80-18 W. 126.3 feet to an iron pin at the joint rear corner of said lots;
thence, N. 22-24 E. 160 feet to an iron pin at the joint rear corner of lots
5 & 6; thence with the common line of said lots, S. 32-18 E. 160.1 feet to
an iron pin on the western side of Ikes Court; thence with the curvature of
said Corrt, the chord of which is S. 33-00 W. 40.4 feet to an iron pin, the
point of beginning.

THIS is a portion of the same property conveyed to the Grantor by deed of
Academy Rental Comapny, a Limited Partnership, recorded may 6, 1976, in
Deed Book 1017 at page 877 of the RMC Office for Greenville County.

THIS property is conveyed subject to all easements, restr ictions, zoning
ordinances and rights of way of record, or on the ground, which may affect
said lot.

THIS is the same proprty conveyed to the Grantee, John David Mauney, Jr.
aznd Mary Ann T. Mauney, by the Grantor, Academy Rental Company by deed dated
9-9-77 and recorded 9-9-77 in Volume 1064 at Page 455 in the RMC Office
for Greenville County, South Carolina

APPROVED AND DELIVERED IN PRESENCE OF ME, Notary Public for South Carolina, on this 5th day of April, 1981.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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