

amt. fee \$ 15262.07

Recording fee \$4.00

Doc. Stamps \$6.12

MORTGAGE OF REAL ESTATE

BOOK 1536 PAGE 424

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

REC'D FILED
MAR 27 1 32 PM '81
DONNIE TANKERSLEY
R.M.C.

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

WHEREAS, Paul Warren Mcleod and sybil C. Mcleod

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

FinanceAmerica Corpottion

(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 Thirty-three Thousand Dollars No/100-----

-----Dollars (\$ 33,000.00) due and payable
in One Hundred Twenty (120) equal installments of Two Hundred Seventy-five Dollars No/100 (\$275.00) per month the first payment is due May 1, 1981, and each of the remaining payments are due on the 1st day of the remaining months.

with interest thereon from 4-01-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$275.00 per month the first payment is due 5-01-81 and the remaining payments are due on the 1st day of the rmaining 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:

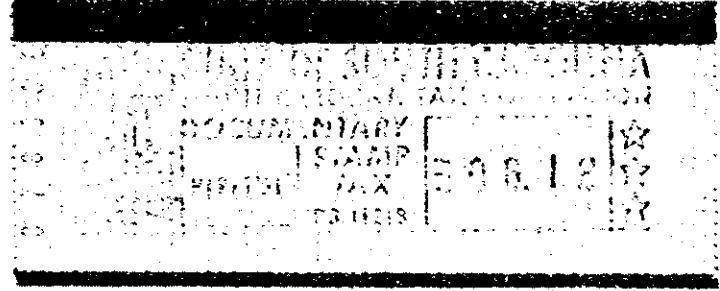
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land situate, lying and being in the City of County of Greenville, State of South Carolina, on the southern side of Dunbar Street and being shown and designated as Lot No. 10 on plat of property dated November 29, 1901, prepared by W. A. Hudson, Surveyor, recorded in the RMC Office for Greenville County in Plat Book A, Page 163, and having according to said plat, the follwoing metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Dunbar Street, joint front corner of Lot 10 and running thence with the common line of said lots S 18 W 215 feet to an iron pin; thence N 76 W 50 feet to an iron pin, joint rear corner of Lot 10 and an unnumbered lot; thence with the common line of said lots N 18 E 215 feet to an iron pin on the southern side of Dunbar Street; thence along said Dunbar Street S 76 E 50 feet to an iron pin, the piint of beginning.

THIS conveyance is made subject to all restrictions, easements andrights of way appearing of record affecting said property.

THIS is the same property conveyed to the Grantee, P. Warren McLeod, by the Grantor, Frances S. Crosby, by deed dated 7-20-70 and Recorded 7-22-70, in Vol. 894, at Page 432, in the RMC Office for Greenville County State of 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 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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