

MORTGAGE OF REAL ESTATE

BOOK 1546 PAGE 268

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

GREENVILLE S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEED BOOK 1546 PAGE 268

WHEREAS, Greenville  
Peter Clay and Alice W. Clay  
(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 Fourteen Thousand Nine Hundred Fifty-two Hundred

No/100-- ----- Dollars (\$ 14,952.00 ) due and payable  
in Eighty-four (84) equal installments of One Hundred Seventy-eight Dollars  
and NO/100 (\$178.00), the first payment is due August 9, 1981, and the re-  
maining payments are due on the 9th day of the remaining months.

with interest thereon from 7-9-81 at the rate of 18.00 per centum per annum, to be paid in 84 equal  
installments of \$178.00 per month the first payment is due 8-9-81 and the  
remaining payments are due on the 8th 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 Greenville, being known and designated as Lot No. 13  
ona plat of Hyde park, Section one, recorded in the Rmc Office for Greenville  
County in Plat Book YY at page 141, and having the following metes and  
bounds to-wit:

BEGINNING at a point on Catlin Circle and running thence with said circle  
N. 60-OE 60.0 feet to a point, being the joint from corner of Lots Nos. 12  
and 13; running thence with the joint property line of Lots Nos. 12 and 13  
S 30-OE 125.0 feet to a point; running thence S 60-00 W 60.0 feet to a point ,  
being the joint rear corner of Lots Nos. 13 and 14; running thence with  
the joint property lone of Lots Nos. 13 and 14, N 30-0 W. 125.0 feet to  
the point of beginning.

THIS property is known and designated as Block Book No. 267-3-33.

BEING the same property conveyed to Peter Clay and Alice W. Clay by deed o  
of John F. Chandler and Katheryn W. Robinson as trustee for C. E. Robinson,  
Jr. ; recroded in the RMC Office for Greenville County in deed Book 855 at  
page 75, on October 29, 1968.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
JUL 21 1981  
\$ 00.40

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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