

Ant. Jan. 44016.79
MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.

Rec. Jan 14/81

See stamps #104

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

AUG 10 12 38 PM '81
JONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, John A. and Bernice E. Bradford

(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 Six Thousand One Hundred Twenty Dollars and NO/100

-----Dollars (\$6,120.00) due and payable
In Sixty equal installments of One Hundred Two dollars and No/100 per month; the first payment is due September 12, 1981, and the remaining payments are due on the 12th day of the remaining monts.

with interest thereon from 8-12-81 at the rate of 18.00 per centum per annum, to be paid: in 60 equal installments of \$102.00 per month; the first payment is due 9-12-81 and the remaining payments are due on the 12th 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 piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the southern side of Potomac Avenue, being known and designated as Lot No. 231 as shown on a plat of Pleasant Valley, recorded in the RMC Office for Greenville County, in Plat Book "P" at Page 93, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Potomac Avenue, at the joint front corner of Lots 231 and 232, and running thence with the common line of said Lots S. 0-08 E. 160 feet to an iron pin; thence running S. 89-52 W. 60 feet to an iron pin at the joint rear corner of Lots 230 and 231; thence running with the common line of said lots N. 0-08 W. 160 feet to an iron pin on the southern side of Potomac Avenue; thence with the line of said Potomac Avenue N. 89-52 E. 60 feet to the point of beginning.

THIS conveyance is made subject to any restrictions, easements or rights-of-way affecting the above described property.

THIS is the same property conveyed to the grantors herein by deed of Mary Jo Jane D. Stack dated August 12, 1976, and recorded in the RMC Office for Greenville County in Deed Book 1041 at Page 165.

THE grantees herein assume and agree to pay that certain mortgage given by Michael G. Nolan and Jerline M. Nolan to N. C. National Bank in the original amount of \$16,950.00 recorded in the RMC Office of Greenville County in Mortgage Book 1375 at page 329 with a principal balance of \$16,245.91.

THIS is the same property conveyed to the Grantee, John A. Bradford and Bernice T. Bardford, by the Grantor, Michael G. Nolan and Jerline M. Nolan by deed dated 6-10-81 and recorded 7-20-81 in Vol 1152, at page 41, in the RMC Office for Greenville County, xjx South Carolina.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
AUG 10 1981
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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 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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