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MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

REC 1550 1539

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

AUG 19 2 25 PM '81
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, John Franklin and Brenda W. Collins

(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 Ten Thousand Six Hundred Fifty-six Dollars and

NO/100----- Dollars (\$ 10,656.00) due and payable in Seventy-two (72) equal installments of One HUNDred Forty-eight Dolars and NO/100 (\$148.00) per month; the first payment is due September 26, 1981, and the remaining payments are due on the 26th day of the remaining months.

with interest thereon from 8-26-81 at the rate of 18.00 per centum per annum, to be paid: in 72 equal installments of \$148.00 per month; the first payment is due 9-26-81 and the remaining payments are due on the 26th day of the remaining months.

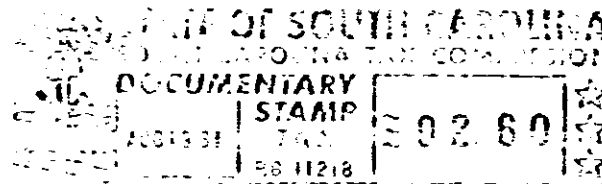
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 situate, lying and being in the State of South Carolina, County of Greenville, And being known and designated as Lot No. 122 on a plat of Orchard Acres, Section 2, recorded in the RMC Office for Greenville County, in Plat Book QQ, at page 6, and being further known and designated as the property of John Franklin Collins and Brenda W. Collins on a plat made by Richard Wooten Loand Surveying Company on December 5, 1977, said plat to be recorded herewith, and reference being had to said plats for amore complete metes and bounds description.

THIS is the same property conveyed to the Grantee, John Franklin Collins and Brenda W. Collins, by the Grantor, Joseph J. Walker, by deed dated 12-16-77, and recorded 12-16-77, in Vol 1070, at Page 296, in the R.M.C. Office for Greenville County, South Carolina.



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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 it 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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