

Amount Finance 3251.00  
MORTGAGE OF REAL ESTATE

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F 00: S. C.

BOOK 1551 PAGE 314

AUG 28 10 49 AM '81

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

DONNIE S. TANKERSLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Cecil G. Brown and Gail B. Brown

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

(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 Four thousand Five Hundred Eighty-four Dollars and

NO/100-----Dollars (\$ 4584.00 ) due and payable in Forty-eight equal installments of Ninety-five Dollars and Fifty Cents per month; the first payment is due on the 27th day of September, 1981, and the remaining payments are due on the 27th day of the remaining months.

with interest thereon from 8-27-81 at the rate of 18.00 per centum per annum, to be paid: in 48 equal installments of 95.50 per month. the first payment is due 9-27-81 and the remaining payments are due on the 27th 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

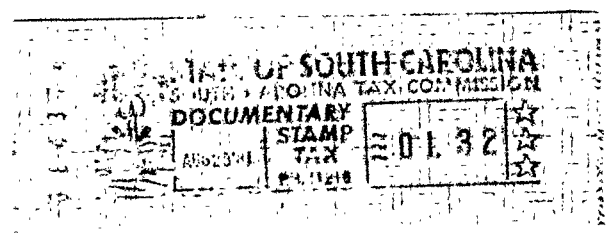
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Twonship, on the Southeast side of View Mont Drive as shown on a plat entitled "Property of Cecil G. Brown and Gail B. Brown", dated November 3, 1980, prepared by R. B. Bruce, R.L.S., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-H, at Page 48, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in View Mont Drive 0.2 miles more or less from North Parler Road and running thence N. 20-46 E. 113 feet to a point in View Mont Drive; thence 100 feet to a point along the center line of Branch thence S. 69-39 W. 50 feet to a point; thence along property now or formerly of Lineberger N. 56-51 W. 98.6 feet to a point; thence N. 48-54 W. 188.9 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Charles E. Smith to be recorded herewith.

This is the same property conveyed to the Grantee Cecil G. Brown and Gail B. Brown by the Grantor Charles E. Smith by Deed dated 11-3-80 and recorded 11-4-80 in Volume Book 1136, page 710.

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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.

