

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RECORDED  
CO. S. C.  
SEP 9 1 52 PM '81  
TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1552 PAGE 206

WHEREAS, Robert M. Hunt and Sherry C. Hunt

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

(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  
Twenty-One thousand Seven Hundred and Eighty Dollars and .00 Cents  
Dollars (\$ 21780.00 ) due and payable  
In 120 equal installments of 181.50 with the first due on 10-14-81

with interest thereon from 9-14-81 at the rate of 18.00 per centum per annum, to be paid:

In 120 equal installments each being 181.50 with the first due on 10-14-81

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, lying and being on the eastern side of Crosscreek Lane, in the County of Greenville, State of South Carolina, and being shown and designated as Lot No, 56 on Plat entitled MOUNTAINBROOK SUBDIVISION, prepared by Robert E. Rembert, dated October 19, 1970, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-F, at Page 47, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Crosscreek Lane at the joint front corner of Lots Nos. 56 and 57 and running thence with the common line of said Lots N. 82-59-00 E., 177.5 feet to an iron pin; thence S. 11-46-50 W. 90.31 feet to an iron pin at the joint rear corner of Lots Nos. 55 and 56; thence with the common line of said Lots S. 82-59-00 W. 185.0 feet to an iron pin on the eastern side of Crosscreek Lane; thence with said Lane N. 7-01-00 W. 90.0 feet to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any affecting the above described property.

This is the same property conveyed to the grantor herein by deed of Richard A. Bartlett and Doreen W. Bartlett, dated November 16, 1976, and recorded in the RMC Office for Greenville County, S.C. Deed Book 1046, at Page 267 on November 17, 1976.

This is the same property conveyed to the grantee Robert M. Hunt and Sherry C. Hunt by Deed of Patricia D. Reed, dated 8-16-78 and recorded in the RMC Office for Greenville, SC. Deed book 1085, at page 577 8-18-78.

SEP 9 1981 1309

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 04.01

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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