

Mortgagee Address: GREENVILLE CO. S. C.

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BOOK 1555 PAGE 222

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE DENNIE S. HANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. J. Edge

(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 Twenty-One Thousand Six Hundred Twenty-One Dollars and no/100-----Dollars (\$ 21,621.00) due and payable in One Hundred Twenty (120) equal installments of One Hundred Eighty Dollars and Eighteen Cents (\$180.18) per month; the first payment is due November 09, 1981, and the remaining payments are due on the 9th day of the remaining months.

with interest thereon from date at the rate of 18% per centum per annum, to be paid: in 120 equal installments of \$180.18 per month; the first payment is due 11-9-81

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, its successors and assigns:

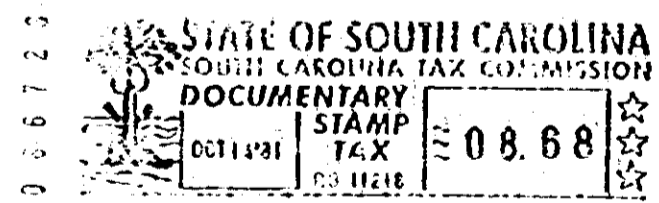
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, known as part of Lot 3, Block A, as shown on plat of property of H. K. Townes, recorded in the RMC Office for Greenville County in Plat Book C at Page 165 and having, according to said plat, and a more recent survey made by Carolina Surveying Co., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Washington Avenue, joint front corner of Lots Nos. 2 and 3, which pin is 120 feet from the southeast corner of the intersection of Washington and Texas Avenues, and running thence with Washington Avenue N. 59-45 W. 55 feet to an iron pin; thence S. 29-17 W. 179.6 feet to an iron pin; thence S. 59-05 E. 55 feet to an iron pin, joint corner of Lots Nos. 2 and 3; thence with the joint line of said lots, N. 29-17 E. 180.2 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of James R. Clardy, Jr. and recorded herewith.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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