

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

REC'D S.C.
NOV 18 PM '81
MERSLEY

1557 624

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

WHEREAS, David A. Krieger and Sarah H. Krieger

(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 Seven Thousand One Hundred Forty Dollars and 10/100

Dollars (\$ 7,140.00) due and payable

in 60 equal installments of \$119.00 per month; the first payment is due 12-18-81 and the remaining payments are due on the 18th day of the remaining months.

with interest thereon from 11-18-81 at the rate of 12.00 per centum per annum, to be paid in 60 equal installments of \$119.00 per month.

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, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, Being known and designated as Traxler Park as shown on a plat thereof recorded in the REC Office for Greenville County in Plat Book F at Pages 114 and 115 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Woodvale Avenue, joint front corner of Lots 222 and 223 and running thence along the joint line of said Lots. N 25-23 W. 220 feet to an iron pin at the joint rear corner of Lots 223 and 224; thence along the joint line of said lots, S. 25-23 E. 220 feet to an iron pin on the northwestern side of Woodvale Avenue; thence along the northwestern side of Woodvale Avenue, N. 64-37 E. 70 feet to the Beginning corner.

THIS is the same property conveyed to the Grantee, David A. Krieger and Sarah H. Krieger, by the Grantor, R. Grier Robinson, Jr., by deed dated 8-22-79 and recorded 8-24-79 in Vol 1110 at page 41 in the R.M.C. Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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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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