

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Amount \$ 9,300.00
RECORDED 10394
NOV 23 1 52 PM '81
S. S. C.
WANKERSLEY
R.M.C.

BOOK 1558 PAGE 189

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

WHEREAS James Hellams and Rosa Lee Hellams

(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 Nine Thousand Three Hundred dollars and NO/100---

-----Dollars (\$ 9,300.00) due and payable
in 60 equal installments of \$155.00 per month, the first payment is due
12-31-81 and the remaining payments are due on the 31st day of the remaining
months.

with interest thereon from 11-27-81 at the rate of 18.00 per centum per annum, to be paid: in 60
equal installments of \$155.00 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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Southern side of Alpha Drive, in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 103 on a plat of KENNEDY PARK made by Piedmont Engineers & Architects, dated September 28, 1964, revised on August 10, 1967, and recorded in the REC Office for Greenville County in Plat Book JJJ, Page 179, reference to which is craved for a metes and bounds description thereof.

The Purchasers herein specifically assume and agree to pay that certain mortgage given to Collateral Investment Company dated August 19, 1968, in the original amount \$12,250.00.

This is the same property conveyed to the Grantee James Hellams and Rosa Lee Hellams by the Grantor George Davis and Barbara Ann M. Davis recorded 1-27-70 and filed 5-26-70 in Deed Book 890 at Page 491.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
NOV 23 1981
\$ 02.48

4.00CT
-----2 NO20 81 613

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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