

THE STATE OF SOUTH CAROLINA  
OCT 4 12 21 PM '82  
COUNTY OF GREENVILLE  
DONNIE S. TANKERSLEY  
R.M.C.

This Mortgage is made this 30th day of September, 1982 between  
Mortgagor(s) Charles F. Ayers and Mary J. Ayers (herein "Borrower"), and  
the Mortgagee, FinanceAmerica Corporation, a corporation organized and existing under the laws of South Carolina whose address is  
P. O. Box 6020, Greenville, South Carolina 29606 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of \$32,699.33  
Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 30, 1982 (herein "Note"), providing for monthly installments  
of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 7, 1992.

To secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications  
thereof, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of  
the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns  
the following described property located in the County of GREENVILLE, State of South Carolina:  
**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,  
and being known and designated as Lot No. 11 on Plat of Deerwood Subdivision,  
prepared by Campbell & Clarkson, Surveyors, Inc., on March 27, 1972, said  
plat being recorded in the RMC Office for Greenville County, in Plat Book 4-J  
at page 167.**

This is the same property conveyed to the Grantee, Charles F. Ayers and Mary J. Ayers, by the Grantor Citizens & Southern National Bank, by deed date 10-7-75 and recorded 10-7-75 in Deed Book 1025 at Page 404.

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which has the address of 435 Deerwood Circle, Simpsonville (City)  
South Carolina 29681 (State and Zip Code) (herein "Property Address");

To have and to hold unto Lender and Lender's successors and assigns, forever; together with all the improvements now or hereafter erected on the  
property, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and  
remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property are herein referred to as the "Property".

Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note,  
prepayment and late charges as provided in the Note.

2. **Insurance.** Borrower shall keep all improvements on said land, now or hereafter erected, constantly insured for the benefit of the Lender against loss by  
fire, windstorm and such other casualties and contingencies, in such manner and in such companies and for such amounts, not exceeding that amount necessary  
to pay the sum secured by this Mortgage, and as may be satisfactory to the Lender. Borrower shall purchase such insurance, pay all premiums therefor, and  
shall deliver to Lender such policies along with evidence of premium payment as long as the note secured hereby remains unpaid. If Borrower fails to purchase  
such insurance, pay the premiums therefor or deliver said policies along with evidence of payment of premiums thereon, then Lender, at his option, may  
purchase such insurance. Such amounts paid by Lender shall be added to the Note secured by this Mortgage, and shall be due and payable upon demand by  
Borrower to Lender.

3. **Taxes, Assessments, Charges.** Borrower shall pay all taxes, assessments and charges as may be lawfully levied against the Property within thirty (30)  
days after the same shall become due. In the event that Borrower fails to pay all taxes, assessments and charges as herein required, then Lender at his option,  
may pay the same and the amounts paid shall be added to the Note secured by this Mortgage, and shall be due and payable upon demand by Borrower to  
Lender.

4. **Preservation and Maintenance of Property.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or  
deterioration of the Property.

5. **Transfer of the Property: Due on Sale.** If the Borrower sells or transfers all or part of the Property or any rights in the Property, any person to whom  
the Borrower sells or transfers the Property may take over all of the Borrower's rights and obligations under this Mortgage (known as an "assumption of the  
Mortgage") if certain conditions are met. Those conditions are:

- (A) Borrower gives Lender notice of sale or transfer;
- (B) Lender agrees that the person qualifies under its then usual credit criteria;
- (C) The person agrees to pay interest on the amount owed to Lender under the Note and under this Mortgage at whatever rate Lender requires; and
- (D) The person signs an assumption agreement that is acceptable to Lender and that obligates the person to keep all of the promises and agreements made in the Note and in this Mortgage.

If the Borrower sells or transfers the Property and the conditions in A, B, C and D of this section are not satisfied, Lender may require immediate payment in  
full of the Note, foreclose the Mortgage, and seek any other remedy allowed by the law. However, Lender will not have the right to require immediate payment  
in full or any other legal remedy as a result of certain transfers. Those transfers are:

- (i) the creation of liens or other claims against the Property that are inferior to this Mortgage, such as other mortgages, materialman's liens, etc.;
- (ii) a transfer of rights in household appliances, to a person who provides the Borrower with the money to buy these appliances, in order to protect that person against possible losses;
- (iii) a transfer of the Property to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law; and
- (iv) leasing the Property for a term of three (3) years or less, as long as the lease does not include an option to buy.

6. **Warranties.** Borrower covenants with Lender that he is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is  
marketable and free and clear of all incumbrances, and that he will warrant and defend the title against the lawful claims of all persons whomsoever, except for  
the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:

SOUTH CAROLINA  
RECORDING TAX COMMISSION  
DOCUMENTARY  
STAMP TAX  
OCT 1982  
13.08

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