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MORTGAGE FINANCE AMERICA 1388 112 247
 P. O. BOX 12231
 CHICAGO, ILL. 60621

JAN 31 1977

KNOW ALL MEN BY THESE PRESENTS that Eugene Jackson Jr. of Greenville County, State of South Carolina, hereinafter whether one or more called the "Mortgagor", has become justly indebted to Finance America in the sum of Twenty four DOLLARS (\$ 24.00) evidenced by a promissory note of even date herewith in the total amount set forth above, payable in 60 monthly installments of 41.00 DOLLARS (\$ 41.00) the first payment commencing on the 19 day of 19 and continuing on the same day of each month thereafter until fully paid, together with late charges, cost costs, collection expenses, attorney fees, interest after maturity, and all terms, conditions and stipulations provided for in said note.

NOW, for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagor has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcel of land situated in Greenville County, State of South Carolina, to-wit:

All that piece, parcel or lot of land situate, lying and being on the southern side of Prosperity Court near the City of Greenville, in the County of Greenville State of South Carolina and known and designated as Lot No. 381 of Plat No. 5 of a subdivision known as Pleasant Valley, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 47 at Page 191; said lot having such notes and bounds as shown there on.

The Mortgagor hereby warrants, covenants, agrees and agrees to warrant and forever defend, bargain, sell and convey unto the said Mortgagee, his successors and assigns, from and against said Mortgagee, his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof, and Mortgagee hereby covenants and warrants that he has a fee simple title to the property herein described.

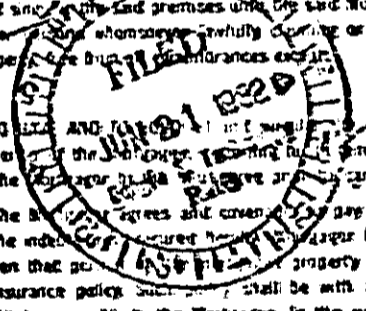
PAID IN FULL

DATE: 1/19/77

The Mortgagor agrees and covenants to pay all taxes and special assessments against the property and agrees to pay all taxes levied under the laws of this State on the indebtedness secured hereunder until the release of this mortgage keeps in force a policy of insurance on that property which is insuring against fire, lightning, theft and the other casualties covered by the usual comprehensive casualty insurance policy. The Mortgagor shall be with an insurer acceptable to the Mortgagee, in an amount not less than the balance owing upon the indebtedness secured hereby, with loss payable to the Mortgagee. In the event of such loss, the Mortgagee shall be notified by the Mortgagor, who will make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned shall pay the amount of such loss directly to the Mortgagee instead of the Mortgagor and Mortgagee jointly. In the event any payment is made on such loss, the Mortgagee shall be notified by the Mortgagor, who will make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned shall pay the amount of such loss directly to the Mortgagee instead of the Mortgagor and Mortgagee jointly. In the event the Mortgagor shall neglect or refuse to obtain such insurance or pay or tender when due the amount of such loss, the Mortgagee may at his sole option obtain such insurance or pay all such loss or both, and all sums expended thereby are hereby secured by this mortgage and shall be paid by the Mortgagor to the Mortgagee with interest at the rate of 6% per annum from the date expended until paid.

WITNESS

The Mortgagor agrees and covenants that he will maintain the mortgaged property in good repair and not be guilty of any waste, reasonable wear and tear excepted. Upon the failure of the Mortgagor to so maintain the mortgaged property, the Mortgagee may cause reasonable maintenance work to be performed at the cost of the Mortgagor. Any such sums so expended shall be due immediately from Mortgagor with interest at the rate of 6% per annum from the date expended until paid.



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