

and for \$11099.69

recording fee \$4.00 doc stamp \$4.44

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
MAR 15 3 13 PM '81
S. C. MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:
RMC
KERSLEY

WHEREAS, Charles E. Hunt

(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-four Thousand Dollars NO/100

-----Dollars (\$ 24,000.00) due and payable
in One Hundred Twenty (120) equal installments of Two Hundred Dollars No/100 (\$200.00) per month the first payment is due on April 16, 1981, and each of the remaining payments are due on the 16th day of the remaining months.

with interest thereon from 3-16-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$200.00 per month the first payment is due 4-16-81 and the remaining payments are due on the 16th day of the remaining months

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 with buildings and improvements thereon, situate, lying and being in the County of Greenville, SC, being known and designated as Lot No. 108 of section 1 as shown on plat of a subdivision entitled Billage Houses of F.W. Poe Mfg. Co., according to a survey made by Dalton & Heves, July 1950 and recorded in Plat Book "Y", pages 26 through 31. Said property is also known as House 28, C Street, and has the following metes and bounds:

BEGINNING at an iron pin on C Street, joint front corner of Lots 107 and 108 and running thence along C Street, North 48-36 East 60 feet to the joint front corner of Lots 108 and 120; running thence South 41-01 East 83 feet to an iron pin; running thence South 48-36 feet West 56.6 feet to an iron pin; running thence North 41-20 West 83 feet to the beginning corner.

THIS being the same property conveyed to Fred C. Bates by Carl V. and Ann N. Hudgens, deed recorded in Vol. R. page 368, RMC Office, Greenville Co., and willed to the grantor by her husband Fred C. Bates, see Apt. 1486, file 27, Probate Judge's Office Greenville Co., SC.

THIS Is the same property conveyed to the Grantee P. Randall Bently & Edaard C. Case, from the Grantor Carrie Ellen Bates, by deed dated 12/29/78 in Volume 1094 at page 655 and recorded 1-2-79, in the RMC Office for Greenville County, SC.

THIS is the same property conveyed to the Grantee, Charles E. Hunt, by the Grantor, Bessie & Carl, by deed dated 3-16-81, and recorded 3-16-81, in Vol. 1144, at Page 400, in the RMC Office for Greenville County, South Carolina.

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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 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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