Amt. Fin. \$7089.21

Recording Fee\$4.00

Doc Stamps 3 2.84

MORTGAGE OF REAL ESTATE

2008 1543 Mat 922

STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

OF ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joseph B. Stevens

(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 Twelve Thousand Five Hundred Sixteen Dollars and

with interest thereon from 6-15-81 at the rate of 18.00 per centum per annum, to be paid: in 84 equal installments of \$149.00 per month the first payment is due 7-15-81 and the remaining payments are due on the 15th day of the remainingmonths

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:

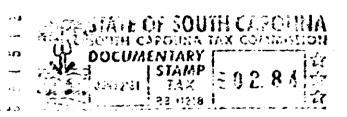
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 improvements theron in the Gantt Township, Greenville County, State of South Carolina. Being known and designated as lot 23 on plat of property of E. P. Kerns, recorded in the RMC Office for Greenville County in Plat Book W page 17, described as follows:

Begining at an iron pin on the eastern side of unnamed street (now called Athelone Avenue and formerly called Haviland Drive) joint front corner of lots 22 and 23 and running thence with said Ave. S. 19-39 W. 50 ft. to iron pin joint front corner of lots 23 and 24; thence with joint line of said lots S. 70-21 E. 150 ft. to iron pin joint rear corner of lots 22 and 23; thence with joint line of said lots N. 70-21 W. 150 ft. to point of Beginning.

Being the same property conveyed to Joseph B. Stevene by deed of Lois B. Church dated March 10, 1981, and recorded 3-11-81, by in deed book 1144, at page 46.



744

 $\dot{\sim}$

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.

4328 RV.2

(D) (