

RECORDED
7 52 PM '81
R.M.C. HARRISLEY

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, Robert B. Strange and Wilma A. Strange

(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

Fourteen Thousand Eight Hundred Sixty-Eight Dollars and No/Cents Dollars (\$ 14,868.00) due and payable

In (84) equal installments of \$177.00, first payment due and payable 12-27-81 and the following on the 27th of each month.

with interest thereon from 11-27-81 at the rate of 18.00 per centum per annum, to be paid: (84) equal installments of 177.00 a 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 lot of land situate on the Northeastern side of Riverwood Drive in the County of Greenville, State of South Carolina, being shown as a Tract containing 0.93 Acres on a plat of the Property of H.A. McAlister dated January, 1973, prepared by James L. Strickland, recorded in Plat Book 4-Y at Page 53 in the R.M.C. Office for Greenville County, and having, according to said Plat, the following metes and bounds, to-wit:

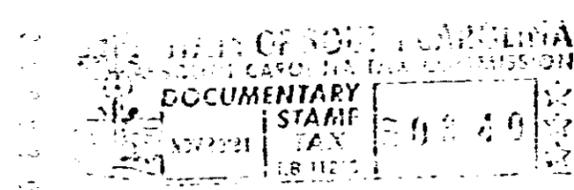
BEGINNING at an iron pin on the Northeastern side of Riverwood Drive at the corner of Property now or formerly belonging to Tiddwell and running thence with Riverwood Drive N. 9-29 W. 20.6 feet to an iron pin near the center of an unnamed Road; thence with said Road N. 36-22E. 160.3 feet to a point; thence still with said Road N. 31-13 E. 140 feet to a point; thence still with said Road N. 18-36 H. 100 feet to a point; thence S. 78-40 E. 213.3 feet to an iron pin at the corner of property now or formerly belonging to R. G. Garrison; thence with Garrison property S. 50-53 W. 295.4 feet to an iron pin at the corner of property now or formerly belonging to Tiddwell; thence with Tiddwell property S. 52-03 W. 222.3 feet to the point of beginning.

This is the identical property conveyed to the Grantor herein by T.B. Garrison by Deed dated February 12, 1973, recorded February 15, 1973, in Deed Book 967 at Page 365.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is the same property conveyed to the Grantor herein by Robert B. Strange and Wilma A. Strange by Grantor H.A. McAlister Deed Dated 12-14-72, Plat Book 4-Y at Page 53.

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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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