

Ind 7. n. 6755.58

doc stamps 2.10
recording fee 4.00
cont of etc 6.72

BOOK 1020 PAGE 81

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

RECORDED
S. C.

WHEREAS, Clarence S. Bowen, Jr. '80

(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

Eleven Thousand Ninty-three Dollars Seventy-Six Dollars (\$ 11,093.76) due and payable
Cents
in Seventy-two (72) equal installments of One Hundred Fifty-four Dollars
and Eight Cents the first payment is due December 21, 1980, and the following
payments are due on the 21st day of each month.

with interest thereon from 11-21-80 at the rate of 18.00 per centum per annum, to be paid: in 72
equal installments of 154.08 per month the first payment due 12-21-80
and each of the following months on the 21st day.

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 in the State of South Carolina,
County of Greenville, being shown and designated as lot number 9 on plat
of Gray Fox Run made by C. O. Riddle, Surveyor, dated November 6, 1975
and recorded in Plat Book 5-P at Page 16 of the RMC Office for Greenville
County.

THIS is the same property conveyed to the Grantors by deed of Bob Maxwell
Builders, Inc. recorded June 14, 1976, in Deed Book 1037 at Page 882 of the
RMC Office for Greenville County.

THIS property is conveyed subject to all easements, restrictions, zoning
ordinance and rights of way of record, or on the ground, which may affect
said lot.

THIS is the same property conveyed to the Grantor by deed of Joseph
Anthony Plunkett and Dorene Plunkett dated May 4, 1978 and recorded
May 17, 1978 in book 1079 page 383 in the RMC Office for Greenville
County.

GCTO -----3 NO19 80 1212

DOCUMENTARY
STAMP

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.

0.08

4328 RV-2