

cont. Jan. 12 1987. tele recording fee \$100 dec 11 4.80
REC-1535 MAR 12 1981 stamp

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 17 3 40 PM '81

JOHN B. STANKERSLEY

WHEREAS, Anthony Loren Crouch

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FinanceAmeric 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-five Thousand Nine Hundred Twenty Dollars-

----- Dollars (\$ 25920.00) due and payable
in One Hundred Twenth Months (120) at Two Hundred Sixteen Dollars No/100
(\$216.00) per month the first payment is due April 20, 1981, and each
of the remaining payments are due on the 20th day of the remaining months

with interest thereon from 3-20-81 at the rate of 18.00 per centum per annum, to be paid: in 120
equal installments of \$216.00 per month the first payment is due on the 20th
day of April, 1981, and each of the remaining payments are due on the 20th
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 all buildings and improvements
thereon, situate, lying and being on the southeastern side of Tasha Drive,
in the City of Greenville, County of Greenville, State of South Carolina,
being known and designated as Lot No. 6 on a plat of PROPERTY OF ROY BOGGESS
in the subdivision known as PLEASANT VALLEY, made by R. D. Campbell,
Surveyor, dated May 23, 1958, recorded in the RMC Office for Greenville
County, S.C., in Plat Book MM, Page 5, reference to which plat is hereby
craved for the metes and bounds therof.

THS above property is the same conveyed to the grantor by deed of Alan
Dietart recorded in Deed Book 857, page 246 in the RMC Office for Greenville
County, South Carolina, and is hereby conveyed subject to rights of way,
easements, setback lines, conditions, public roads and restrictive covenants
shown on plats and other instruments of public record and actually
existing on the grounds affecting said property.

THE grantee agrees to apy Greenville County and City of Greenville property
taxes for the Tax year 1974 and subsequent years.

THIS is the same porperty conveyed to the Grantor , Anthony Loren Crouch
by the Myrtis Lee Curl Dietert (also known as Myrtis D. Shockley), by
deed dated 8/30/74, and Recorded 9/3/74, in volume 1006, at page 129, 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 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.

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