

Recording Fee \$4.00

Doc. Stamps \$ 8.92

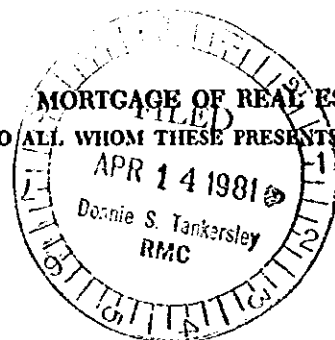
Amt. Financed \$22,200.00

MORTGAGE OF REAL ESTATE

BOOK 1538 PAGE 262

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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



WHEREAS, James T. and Pauline W. Dendy

(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-two Thousand Two Hundred Dollars and No/100

Dollars (\$ 22,200.00) due and payable

in One Hundred Twenty (120) equal installments of One Hundred Eighty-five Dollars and NO/100 (\$185.00) per month the first payment is due May 16, 1981, and the remaining payments are due on the 16th day of the remaining months

with interest thereon from 4-16-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installment of \$185.00 per month the first payment is due 5-16-81 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:

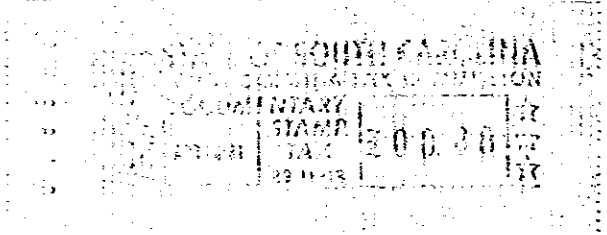
*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land, with all building and improvements thereon, situate, lying and being on the northern side of Agewood Court, in Austin Township, Town of Simpsonville, Greenville County, South Carolina, being known and designated as Lot No. 526 on a plat of WESTWOOD SUBDIVISION, SECTION V, SHEET NO. 2, made by Piedmont Engineers and Architects, dated November 28, 1972, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X, page 63, reference to which plat is hereby made for a more complete description thereof.

THE above property is the same conveyed to the Grantor by deed of Jimmy B. Hyatt and Geraldine T. Hyatt, recorded August 25, 1977 in Deed Book 1063 at page 429, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on Plats and other instruments of public record and actually existing on the ground affecting said property.

THIS is the same property conveyed to the Grantee, James T. Dendy and Pauline W. Dendy, by the Grantor, William Goldsmith Company, by deed dated 11-4-77, and recorded 11-7-77, in deed volume 1067, at page 997 in the RMC Office for Greenville County, South Carolina.

GCTO -----3 AP14 81 031



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.

RECORDED

4326 RV-2