

MORTGAGE OF REAL ESTATE

BOOK 1541 PAGE 639

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.

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

MAY 13 3 57 AM '81

WHEREAS, JAMES I. WALKER AND JANIE B. WALKER

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

(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 SIXTY SIX DOLLARS AND 08/100 Dollars (\$14,066.08) due and payable
in 120 equal monthly installments of \$253.45. The first payment is due June
18, 1981, and the remaining payments are due on the 18th day of the remaining
months

with interest thereon from 5-18-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal
installments of \$253.45 per month the first payment is due on the 18th day of
June, 1981, and the remaining payments are due on the 18th dya of the remainiing
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 situate, lying and being in the County
of Greenville, State of South Carolina, shown and designated as Property of
James I. Walker & Janie B. Walker dated July 28, 1977, prepared by R.B.
Bruce, RLS #1952, plat of which is recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book 6-G at Page 7, reference to said plat
being hereby craved for a more particiular description.

THIS is a portion of the proerty willed to the mortgagor by Last Will
and Testament of Brucie Walker, See Probate Court file 695, File 29,
Greenville County Courthouse.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDING OFFICE
MAY 13 1981
\$1.00

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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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