

Grant for \$10,100.00

GRANT FILED \$4.00

Doc. Stamp \$4.08

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 23 9 30 AM '81
SONNIE S. TANKERSLEY
R.M.C.

BOOK 1547 PAGE 763

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Margaret Ann Frank and Lawrence S. Frank

(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-one Thousand Eight Hundred Forty Dollars and

NO/100-----Dollars (\$ 21,840.00) due and payable in One Hundred Twenty (120) equal installments of One Hundred Eighty-two Dollars and No/100 (\$182.00) per month; the first payment is due August 24, 1981, and the remaining payments are due on the 24th day of the remaining months.

with interest thereon from 7-24-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$182.00 per month; the first payment is due 8-24-81 and the remaining payments are due on the 24th 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 the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 34 on plat of STONEWOOD SUBDIVISION, which plat is recorded in the RMC Office for Greenville County in Plat Book 4-F, Page 16.

BEING the same property conveyed to James P. Kay by deed of the Secretary of Housing and Urban Development, dated February 25, 1976, recorded in the RMC Office for Greenville County on March 29, 1976, in Book 1033 at Page 761 and 762.

AS consideration, the Grantees assume that certain mortgage on subject property given to Cameron Brown Company in the original amount of \$15,300.00 having a balance of \$14,914.23 now presently owing.

THIS is the same property conveyed to the Grantee(s), Marga et Ann Frank and Lawrence S. Frank, by the Grantor(s), James P. Kay, by deed dated and recorded 8-17-79, in Vol. 1109, at Page 614, in the RMC Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 23 1981
\$ 4.08
R.M.C.

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 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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