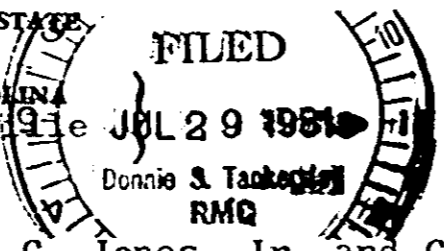


Ord. No. 3701.74 Rec Fee \$4.00 Doc Stamp \$ 1.50

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



1548 Page 124

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

WHEREAS, Leroy C. Jones, Jr. and Glenda L. Jones

(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 Five Thousand Six Hundred Forty Dollars and NO/100

Dollars (\$ 5,640.00) due and payable in Sixty (60) equal installments of Ninety-four Dollars and NO/100 (\$94.00) per month; the first payment is due August 29, 1981, and the remaining payments are due on the 29th day of the remaining months.

with interest thereon from 7-29-81 at the rate of 18.00 per centum per annum, to be paid: in 60 equal installments of \$94.00 per month; the first payment is due 8-29-81 and the remaining payments are due on the 29th 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

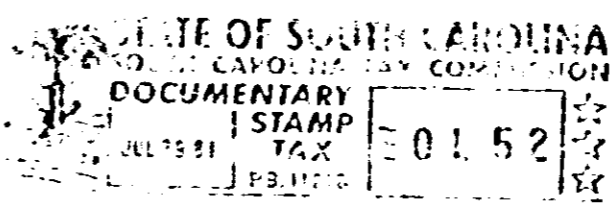
ALL that piece, parcel or lot of land situate, lying and being in the County and City of Greenville, State of South Carolina, on the western side of Sumner Street and being known and designated as part of Lot No. 13 on Plat of Pendleton Street Raslty Associates Property, Block B, recorded in the RMC Office for Greenville County in Plat Book A at Pages 122 and 123 and being shown on a more recent plat entitled "Property of Leroy C. Jones, Jr. and Glenda L. Jones", prepared by Freeland & Associates, dated January 23, 1979, and recorded in the RMC Office for Greenville County in Plat Book 67 at Page 41, and having according to the omre recent plat, the followingmetes and bounds to-wit:

BEGINNING at an iron pin on the western side of Sumner Street, joint front corner of Lots 13 and 14 and running thence N. 74-54 w. 126.6 feet to an iron pin; running thence N. 00-47 N. 51.6 feet to an iron pin; running thence S. 74-45 E. 139.5 feet to an iron pin on the western side of Sumner Street; running thence with the western side of Sumner Street, S. 15-15 W. 50 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to the Graontor herein by Woll of Mary D. Keith on file in the Probate Court for Greenville County in Apartment 1305 on File 24.

THIS is the same property conveyed to the Grantee, Leroy C. Jones, JR. & Glenda L. Jones by the Grontor, R. C. Keith by deed dated 1/30/79, and recorded 1/31/79, in Vol. 1096, at page 305.



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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