

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JUL 30 4 25 PM '81
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Sandra L. Adams

(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

NINE THOUSAND TWENTY ONE AND 28/100 Dollars (\$ 9021.28) due and payable
in 48 equal monthly installments of \$265.00

with interest thereon from 8-5-81 at the rate of 18.00 per centum per annum, to be paid:

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:

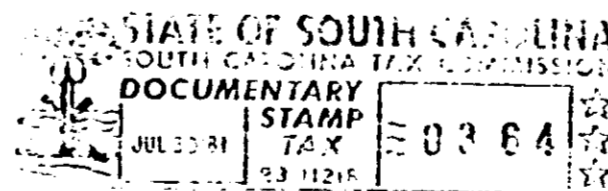
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All MY UNDIVIDED RIGHT, TITLE AND INTEREST IN AND TO ALL that piece, parcel on lot of land situate, lying and being in Greenville County, South Carolina, and being shown and designated as Lot 58, Section Five of Richmond Hills, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "WWW", at Page 38, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Richmond Drive at the joint front corner of Lots 58 and 59 and running thence with the line of said lots, N. 61-26 W. 150 feet; thence, S. 28-34 W. 100 feet to a point on the turnaround of Sylvatus Court; Thence with Sylvatus Court, S. 49-56 E. 25 feet; thence continuing with Sylvatus Court, S. 61-26 E. 100.4 feet to a point at the intersection of Sylvatus Court and Richmond Drive; thence, N. 73-34 E. 35.35 feet to a point on Richmond Drive; thence with Richmond Drive, N. 28-34 E. 80 Feet to the point of Beginning.

This is the same property conveyed to Billy L. Adams and Sandra L. Adams by deed of Leon Moody dated April 13, 1971, and recorded in RMC Office for Greenville County, South Carolina, in Deed Book 913, at Page 295.

This deed is made subject to any restriction, easements and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.



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.

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