

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
JUL 8 10 31 AM '81  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, Gary D. Hawkins & Arlan G. Hawkins

(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 SIX THOUSAND NINETY FOUR DOLLARS AND NO CENTS

in 72 equal installments at \$139.00 a month the first payment due 9/3/81 and the rest on the 3rd of each month  
Dollars (\$ 6094.41 ) due and payable

with interest thereon from 8/3/81 at the rate of 18.00 per centum per annum, to be paid:  
in 72 equal installments at 139.00 per month

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:

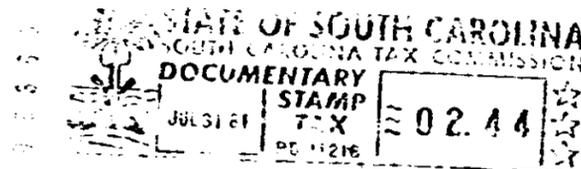
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 62, Section 3 of the Subdivision for Dunean Mills on plat dated June 7, 1948 and revised June 15, 1948 and August 7, 1948 and recorded in Plat Book S at Pages 173 through 177, inclusive, of the RMC Office for Greenville County; said lot also known as 11 Blake Street and fronts thereon 80.3 feet.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, of record, or on the ground, which may affect said lot, specifically including restrictions recorded in Deed Book 377 at Page 459 of the RMC Office for Greenville County.

This is the same property conveyed to the Grantor by deed of Charlie L. Epps and Lenora V. Epps recorded April 28, 1954 in Deed Book 498 at Page 421.

This is the same property conveyed to the Grantor by deed of F. L. Vickery to the Grantee Gary D. Hawkins & Arlan G. Hawkins recorded July 7, 1981 in Deed Book 1151 at Page 126.



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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