

Recording Fee \$4.00 Amt. Financed \$32,599.79

MORTGAGE OF REAL ESTATE Doc. Stamps \$13.04

BOOK 1551 PAGE 802

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 3 2 36 PM '81

WHEREAS, Leonard L. Brown ^{BROWNIE S. TANKERSLEY}
R.M.C.

(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 Seventy Thousand Four Hundred Eighty-eight dollars

and NO/100----- Dollars (\$ 70,488.00) due and payable in One Hundred Twenty (120) equal installments of Five Hundred Eighty-seven Dollars and Forty Cents (\$587.40) per month; the first payment is due October 8, 1981, and the remaining payments are due on the 8th day of the remaining months.

with interest thereon from 9-8-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$587.40 per month; the first payment is due 10-8-81 and the remaining payments are due on the 8th 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 Greenville County, S. C. and being shown as lot No. 63 on a plat of Western Hills, recorded in the R. M. C. Office for Greenville County in Plat Book QQ, Pages 98-9 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Tucson Drive at the joint front corner of Lots 63 and 64 and running thence with the common line of said lots N. 18-58 W., 135 feet to an iron pin; thence N. 52-57 E., 129.6 feet to an iron pin on the westerly side of Provo Drive; thence with Provo Drive the following courses and distances: S. 40-53 E., 40 feet; S. 24-27 E., 45 feet; S. 15-45 E., 75 feet; thence around a curve at the intersection of Provo Drive and Tucson Drive (the chord of which is, S. 29-15 W.,) 35.4 feet to an iron pin on the northerly side of Tucson Drive; thence with said Drive S. 74-15 W., 95.5 feet to an iron pin; thence S. 71-39 W., 18.4 feet to the point of beginning.

THE above lot is conveyed subject to recorded restrictions applicable to Western Hills and to the set-back line and easements, if any, as shown on said plat.

THIS is the same proeperty conveyed to the Grantee, Leonard L. Brown, by the Grantor, J. Frank Williams, by deed dated 4-5-65 and recorded 4-30-65 in Volume 772 at page 311 in the R. M. C. Office for Greenville County, State of South Carolina.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
SEP 08 1981
TAX
PB 11218
13.04

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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