

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
S. C.
15 1 45 PM '81
TANKERSLEY
R.M.C.

Amount Financed \$6,056.57

1552 785

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

WHEREAS, Clyde E. and Della M. Griffin

(hereinafter referred to as Mortgagor) is well and truly indebted unto FinanceAmerica Corporaiton

(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 Nine Hundred Thirty-six Dollars and

No/100-----Dollars (\$ 9,936.00) due and payable in Seventy-two (72) equal installments of One Hundred Thirty-eight Dollars and No/100 (\$138.00) erp month; the first payment is due October 18, 1981, and the remaining payments are due on the 18th day of the remaining months

with interest thereon from 9-18-81 at the rate of 18.00 per centum per annum, to be paid: in 72 equal installments of \$138.00 per month; the first payment is due on the 18th day of October, 1981, and the remaining payments are due on the 18th 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, lynng and being on the south-eastern side of a dirt street (Estelle Avenue) in Austin Township, Greenville County, State of South Carolina, and having, according to a plat prepared by Woodward Engineering Co., dated September 1957, entitled "Property of Charles Abercrombie", and recorded in the RMC Office for Greenville County, S.C., in Plat Book SS, Page 1, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side o f a dirt street (estelle Avenur) at the joint corner of the lot herein conveyed and property now or formerly of John R. Bozeman, and running thence with the line of property now or formerly of John R. Bozeman, S 30-15 E 117.8 feet to an iron pin in the line of proper;ty now or Formerly of Hoover Cureton; thence with the line of the said Hoover Crueton property S 59-45 W 75 feet to an iron pin at the join corner of the lot herein conveyed and property now or formerly of John R. Bozeman;thence with the line of peroperty now or formerly of John R. bozeman N 30-15 W 117.8 feet to an iron pin on the souetheastern side of a dirt street (estelle Avenue) N 59-45 E 75 feet to the point of beginning.

THIS is the same property conveyed to the Grantee, Elyde E. Griffin and Della M. Griffin, by the Grantor, H. R. McConnell, R. W. Locke , and H. S. Stilwell, by deed dated 6-9-78 in Book 1080 at page 781 in the R.M.C. Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
02.44

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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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