

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

REC'D
OCT 28 10 39 AM '81
DONNIE HANNERSLEY
R.M.C.

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

BOOK 1556 PAGE 369

WHEREAS, David P. Bonnette and Susanna M. Bonnette

(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 Thirty-seven Thousand Nine Hundred Ninty-two Dollars

and NO/100-----Dollars (\$ 37,992.00) due and payable in One Hundred Twenty (120) equal installments of Three Hundred Sixteen Dollar and Sixty Cents (\$316.60) per month, the first installments is due November 30, 1981, and the remaining payments are due on the 30th day of the remaining months.

with interest thereon from 10-30-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$316.60 per month; the first payment is due 11-30-81 and the remaining payments are due on the 30th 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 certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville at the southwestern corner of the intersection of Longmeadow Road and Kensington Road and being known and designated as Lot No. 71 on plat of Brook Glenn Gardens recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at Pages 84 and 85 and having, according to said plat, the following metes and bounds, to-wit:

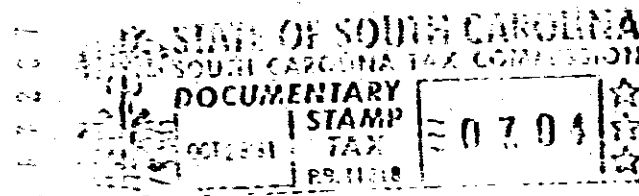
BEGINNING at an iron pin on the southern side of Longmeadow Road at the joint front corner of Lots Nos. 70 and 71 and running thence along said Road S. 88-53 E. 15.4 feet to an iron pin; thence continuing along said Road, S. 83-11 E. 79.6 feet to an iron pin; thence with the curve of said intersection, the chord of which is S. 39-50 E. 36.4 feet to an iron pin on the west side of Kensington Road; thence along Kensington Road, S. 3-31 W. 172 feet to an iron pin; thence along the joint line of Lots Nos. 71 and 72, N. 72-42 W. 115.8 feet to an iron pin; thence along the joint line of Lots Nos. 70 and 71, N. 1-07 E. 175 feet to the point of beginning; being the same conveyed to us by Venna Ann G. Howard by deed recorded in the R.M.C. Office for Greenville County.

THIS conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

THIS is the same property conveyed to the Grantee(s), David P. Bonnette and Suzanna M. Bonnette, by the Grantor(s), James C. Moody and Shelba Jean C. Bonnette, by deed dated 10-16-70 and recorded 10-16-70 in vol. 900 at page 472 in the R.M.C. Office for Greenville County.

NOTE: For authority for Suzanna M. Bonnette to execute this mortgage on behalf of David P. Bonnette, see Power of Attorney given to Suzanna M. Bonnette by David P. Bonnette dated 10-123-81 and recorded in the Greenville County R.M.C. Office in Deed book 1157 page 226.

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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 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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