

REAL ESTATE MORTGAGE

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

1983 Nov 30

22nd November

This Mortgage is made by  
Mortgagor **Alvin L. Burrell Jr**

the Mortgagee **Finance America Corporation**, a corporation organized and existing under the laws of South Carolina  
PO Box 6020 95 Villa Road Greenville, SC 29606

Whereas Borrower is indebted to Lender in the sum of **\$32,000.74**  
Dollars which indebtedness was evidenced by Borrower's promissory note dated **11/22/83**

and the said promissory note contains the terms and conditions of principal and interest, with the balance of the indebtedness to be paid at the date of maturity **11/30/93**

To secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon together with all extensions, renewals or modifications thereof, the payment of all other sums, with interest thereon, as aforesaid, in accordance therewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of **Greenville** State of South Carolina

ALL that certain piece, parcel or lot of land known as Lot #3, Lakeview Acres and containing 5.0 acres as shown on a plat of property entitled Lakeview Acres prepared by T. H. Walker, Jr., RLS RECORDED IN THE RMC office for Greenville County in Plat Book 8-U Page 29. Said lot has the following metes and bounds, to wit:

BEGINNING at a point in the center of Lakeview Road and running N. 85-52 E., 858.1 feet to an iron pin; thence S. 33-00 E., 276 feet to an iron pin; thence S. 84-57 W., 887.5 feet to a point also in the center of said road; thence along said road N. 26-15 W., 276 feet to the point of beginning.

THIS is the same property conveyed to Alvin L. Burrell, Jr., by Lakeview Acres Company Inc., by deed dated November 21, 1983, and recorded November 21, 1983 in Book 262 at page 151, in the RMC Office for Greenville County. SA

Address of the mortgagor  
Rt. 3 Box 2493  
Fountain Inn, SC 29644

Address of the mortgagee  
(Insert "Property Address")

To have and to hold unto Lender and Lender's successors and assigns, together with all the improvements now or hereafter erected on the property, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and to remain a part of the property covered by this Mortgage, and all of the taxes, charges and assessments with said property are herein referred to as the "Property"

**1. Payment of Principal and Interest.** Borrower shall pay to Lender, on the day specified in the promissory note, the principal and interest on the indebtedness evidenced by the Note, as provided in the Note.

**2. Insurance.** Borrower shall keep a complete inventory of said land and any improvements thereon, and shall maintain and pay for fire and theft insurance, not exceeding that amount necessary to pay the value of the said land and improvements, in an amount not less than the full replacement value of the said land and improvements, and shall pay all premiums thereon, and shall cause the insurance to be payable to Lender as beneficiary. If Borrower fails to purchase or maintain the insurance, or if the insurance is not payable to Lender, then Lender, at his option, may purchase or cause to be purchased the insurance, and shall be deemed to have done so, and the cost of such insurance shall be deemed to be a debt and payable upon demand by Lender to Borrower.

**3. Taxes, Assessments, Charges.** Borrower shall pay all taxes, assessments, charges and levies which may be lawfully levied against the Property within thirty (30) days after the same are assessed. If the same are not paid within the time specified, then Lender, at his option, may pay the same and the amount paid shall be deemed to be a debt and payable upon demand by Lender to Borrower.

**4. Preservation and Maintenance of Property.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or injury to the Property.

**5. Transfer of the Property; Use or Sale.** Borrower shall not sell, lease, convey, or otherwise dispose of the Property, and permit to whomsoever the Property is sold, leased, conveyed, or otherwise disposed of, to do so, without the written consent of Lender, and the Mortgage shall remain in full force and effect as an assumption of the Mortgage by the transferee.

(A) Borrower agrees to execute and deliver to Lender, at the time of the sale, lease, conveyance, or other disposition of the Property, a deed or other instrument conveying the Property to the transferee, and to execute and deliver to Lender, at the time of the sale, lease, conveyance, or other disposition of the Property, a deed or other instrument conveying the Property to the transferee, and to execute and deliver to Lender, at the time of the sale, lease, conveyance, or other disposition of the Property, a deed or other instrument conveying the Property to the transferee.

(B) Borrower agrees to execute and deliver to Lender, at the time of the sale, lease, conveyance, or other disposition of the Property, a deed or other instrument conveying the Property to the transferee, and to execute and deliver to Lender, at the time of the sale, lease, conveyance, or other disposition of the Property, a deed or other instrument conveying the Property to the transferee.

(C) Borrower agrees to execute and deliver to Lender, at the time of the sale, lease, conveyance, or other disposition of the Property, a deed or other instrument conveying the Property to the transferee, and to execute and deliver to Lender, at the time of the sale, lease, conveyance, or other disposition of the Property, a deed or other instrument conveying the Property to the transferee.

(D) Borrower agrees to execute and deliver to Lender, at the time of the sale, lease, conveyance, or other disposition of the Property, a deed or other instrument conveying the Property to the transferee, and to execute and deliver to Lender, at the time of the sale, lease, conveyance, or other disposition of the Property, a deed or other instrument conveying the Property to the transferee.

**6. Warranties.** Borrower warrants to Lender that he is the owner of the Property, that he has the right to sell, lease, convey, or otherwise dispose of the Property, and that he will warrant and defend the title to the Property to the transferee, except for the exceptions hereinafter stated. Lender, the Property, and the following exceptions:

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