

Amount Financed \$56,212

Doc Stamps 2.28
Recording fee 6.38
BOOK 87 PAGE 1545
1520 1599

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

Nov 25 3 01 AM '80 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA S. JENKINS

WHEREAS, Randall and Patricia C. Watkins

(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

Nine Thousand Two Hundred Sixteen Dollars 00 Cents Dollars (\$ 9,216.00) due and payable in Seventy-two (72) equal installments of One Hundred Twenty-Eight Dollars 00 Cents (\$128.00) the first payment due January 1, 1981 and each of the following payments are due on the 1st day of the following months 5 and 6 on said recorded plat, and running thence along the western side of Hall Cox Street, S. 14-45 W. 75 feet to an iron pin; thence S. 73-44 W. 100.2 feet to the point of beginning.

THIS property is subject to easements, covenants, conditions, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the above described property.

THIS is the same property conveyed to the Grantor herein by deed of Cora Fletcher dated September 19, 1977, and recorded in the RMC Office for Greenville County, South Carolina, on September 19, 1977, in Deed Book 1065 at Page 43

THIS is the same property conveyed to Grantee Randall and Patricia Watkins by deed of Virginia Carey dated November 24, 1980, in volume 1137 Page 883 and Recorded Nov. 25, 1980.

REC-3 NOV 25 80 211

REC 17 1980

PAID

FinanceAmerica Corporation

12/3/84

BY: Randall Watkins

Thomas E. ...
Debra A. ...

FILED
DEC 17 1980

DECEMBER 27 1980

Together with all and singular rights, members, benefits, 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.