

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

R.M.C.
FILED
FEB 16 1979
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Scott E. Sutton and wife Nancy L. Sutton,

hereinafter referred to as Mortgagor) is well and truly indebted unto
Finance America Mortgage Services Inc.

(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

Ten Thousand and Eight Hundred Dollars ***** Dollars (\$ 10,800.00) due and payable
in sixty consecutive monthly payments at \$180.00 a month with the first
payment coming due March 12, 1979 and the remainder on the 12th of each
month thereafter;
with interest thereon from 02/12/79 at the rate of 16.99% per centum per annum, to be paid:

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 Mortgagor'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, and the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 2 on a Plat of Property of Jack L. Shew recorded in Plat Book "TT" at Page 102 in the R.M.C. Office for Greenville County, South Carolina and having according to said plat, the courses and distances shown thereon.

This conveyance is made subject to all restrictions, easements, rights-of-way of record, if any, affecting the above described property.

Derivation: Deed Book 104, Page 110 - Charles J. Swinn 7/21/78.
This is identical to the property that grantor Scott E. Sutton and his wife Nancy L. Sutton received from Alphonse Frank Hunt by deed dated 5/31/78 Volume 1080 Page 157 and recorded 6/12/78 in same said clerks office.

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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