MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF

FILED
FEB 29 1980
Louis S. Tankersley
R.M.C.

Cont. Tax 41.34-13

BOOK 1496 926

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

WHEREAS, MARGARET ANN CAMPBELL

(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 SIX THOUSAND AND THREE HUNDRED DOLLARS Dollars ($ 6300.00) due and payable

AND .00 CENTS
IN SIXTY EQUAL INSTALLMENTS OF 105.00 WITH THE FIRST DUE 03-25-80.

with interest thereon from 02-25-80 at the rate of 18.00 per centum per annum, to be paid:

IN SIXTY EQUAL INSTALLMENTS OF 105.00 WITH THE FIRST DUE 03-25-80

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 situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 12 on Plat of Wooodland Heights, recorded in Plat Book EE at page 101 and a more recent plat of property of Margaret Ann Campbell, prepared by Carolina Surveying Co., dated 10/5/78 recorded in Plat Book 6-W at page 27 and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Woodland Drive, joint front corner of lots 11 and 12; running thence N. 78-15 W., 266.9 Feet to an iron pin on line of property of James C. and Maggie Robinson, running thence along rear line of lot 12, N. 8-00W., 79.2 feet to an iron pin on line of property of C.J. Jones, Jr.; thence turning and running along the common line of lots 12 and 13, S. 78-15 E., 290.9 feet to an iron pin on Woodland Drive; thence with said Woodland Drive, S. 10-00 W., 75 feet to an iron pin,being the point of beginning.

This is identical property conveyed to the grantor by deed of the United States of America, recorded 4/24/78 in Book 1077 at page 628 in the RMC Office for Greenville County. (Quit Claim Deed)

This conveyance is made subject to any restrictions, reservations, zoning ordinance, or easements that mat appear of record, on the recorded plat (s) or on the premises.

This property is identical to that which grantor Margaret Ann Campbell recieved from Edward C. Case by deed dated October 10, 1978 Volume 1089 Page 743 and recorded October 11, 1978 in same said Clerk's 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 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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