

X

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
SEP 4 8 59 AM '80  
DONNIE S. TANKERSLEY  
R.M.C.

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

Amount Financed \$ 17,759.50  
BOOK 1514 PAGE 592

WHEREAS, I. Kenneth Lester and Patsy Lester

(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-Eight Thousand Four Hundred and .00 Cents

Dollars (\$ 38400.00 ) due and payable  
in 120 equal installments each being 320.00 with the first due on 9-1-80

with interest thereon from 8-1-80 at the rate of 18.00 per centum per annum, to be paid:  
in 120 equal installments each being 320.00 with the first due 9-1-80.

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:

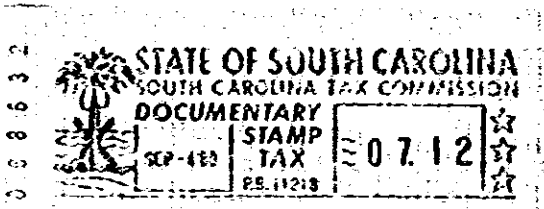
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land situate, lying and being in Greenville County South Carolina, known and designated as Lot No. 110 as shown on a plat of the subdivision of Colonial Hills Section III recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 91.

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

As part of the consideration herein, the grantee assumes and agrees to pay that certain note and mortgage in favor of Carolina Federal Savings and Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Volume 1054 at Page 174, and the balance on said Mortgage is \$12,000.00.

This is the same property conveyed to by Granotr Collins and Williams Inc to Grantee I. Kenneth Lester and Patsy R. Lester in Volume 825 at page 504 dated 8-1-67 and recorded 8-8-67 in RMC Office for Greenville County.



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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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