

1602 Laurens Rd.
Greenville, S.C.

AMOUNT FINANCED: \$13,125.39

GREENVILLE, S.C.

NOV 19 1980

MORTGAGE OF REAL ESTATE

DEC 1 3 56 PM '80

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNA J. WAINWRIGHT MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS FURMAN L. King and Donna K. King

(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

Twenty Eight Thousand three hundred eighty 00/100 Dollars (\$ 28,380.00) due and payable
in 120 equal monthly installments or \$236.50.

with interest thereon from 12-3-80 at the rate of 18.00 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 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 Greenville, State of South Carolina, containing 4.08 acres more or less according to a plat of the property of Larry Jackson Meares made by James P. Strickland January, 1978, as shown in plat Book _____, page _____, and having according to said plat the following courses and distances, to wit:

BEGINNING at iron pin in center of Greenville Road at joint front corner of property of Meares and V.T. Enloe and running thence along said center of said road N. 0-30 E. 229.1 feet to iron pin; running thence along joint line of the 4.08 acres more or less and a tract containing 1.31 acres more or less S. 88-35 E. 276.9 feet to iron pin; running thence N. 29-28 E. 106.3 feet to iron pin on line of property now or formerly of H. B. Rhodes Jr.; running thence along Rhodes property S. 60-47 E. 283.5 feet to iron pin; thence continuing with the Rhodes property S. 59-23 E. 376.6 feet to iron pin; running thence W. 80-00 W. 500.7 feet to iron pin; running thence N. 0-30 E. 175 feet to iron pin; running thence with Enloe line S. 80-00 W. 417 feet to iron pin in center of Greenville Road.

This property is also shown on the County Block Book at Sheet 612.3-1-21 and is a portion of the property inherited by Larry Jackson Meares as shown in Will of A.L. Meares recorded in the Probate Judge's Office for Greenville County in Apartment 648, file 50.

THIS conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

THIS is the same property conveyed to Grantees by Wayne C. Hughey by deed dated 11/25/80 and recorded in deed book 1137 page 144 and recorded 12-1-80.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
DEC 2 1980

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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