

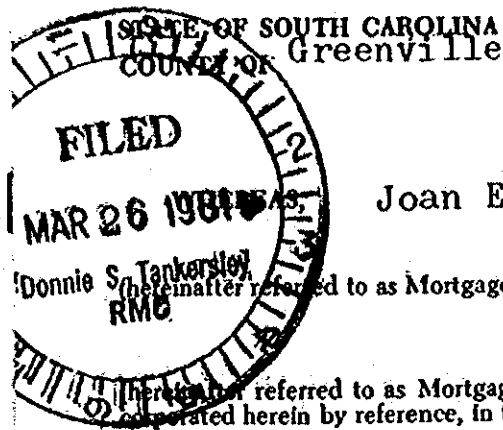
amt. for \$17,524.74

Recordings fee \$4.00

Doc. Stamps \$7.04

MORTGAGE OF REAL ESTATE

BOOK 1536 PAGE 224



STATE OF SOUTH CAROLINA COUNTY OF Greenville

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

Joan Elizabeth Sweeney and LaVanda C. Sweeney

Donnie S. Tankersley RMC (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-seven Thousand Eight Hundred Ninety-two Dollars

Fourty/100 ----- Dollars (\$ 37,892.40) due and payable in One Hundred Twenty (120) equal installments of Three Hundred Fifteen Dollars 77/100 (\$315.77) per month the first payment is due April 26, 1981, and each of the remaining payments are due on the 26th day of the remaining months.

with interest thereon from 3-26-81 at the rate of 18.00 per centum per annum, to be paid: in 120 equal installments of \$315.77 per month the first payment is due 4-26-81 and the remaining payments are due on the 26th day for the remaining months

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

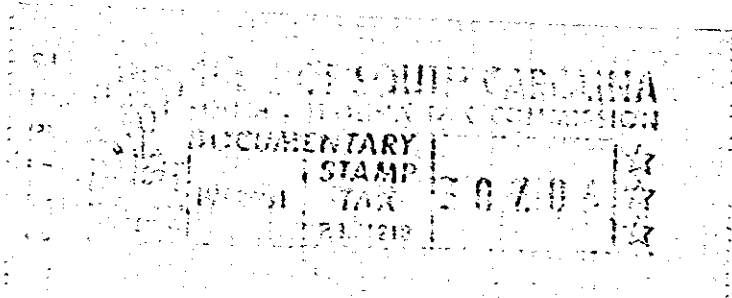
ALL that lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 26, as shown on plat of Oxford Estates recorded in the RMC Office for Greenville County in plat book W at Page 158, said lot having a frontage of 79.7 feet to the southwest side of Caroline Street, a parallel depth of 150 feet and a rear width of 79.7 feet.

THIS is the same lot conveyed to grantor by Charles W. Bennett by deed recorded June 18, 1970, in deed book 892 Page 323 of the RMC Office for Greenville County, S. C. and is conveyed subject to restrictions applicable to said subdivision recorded in book 756 page 176 and to any recorded easements or rights of way.

AS part of the consideration herein the grantee agrees to assume that certain mortgage recorded in the RMC Office for Greenville county in Mortgage Book 1158 at Page 161 to Aiken Loan and Security Company in the original amount of \$16,300.00 and having a present balance of \$15,818.10.

THIS is the same property conveyed to the Grantor, Joan Elizabeth Sweeney, by the Grantor, Curtis Thomas, by deed dated 2-6-74, and Recorded 2-8-74, in Vol. 973, at Page 446, in the RMC Office for Greenville County, South Carolina.

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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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