

Rec. Fee \$4.00

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BOOK 1510 PAGE 100

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GR: F EG
S. C.
1 55 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Eddie W. Reece and Sarah J. Reece

(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 Seven-teen Thousand Nine Hundred Thirty-four Dollars

and NO/100-----Dollars (\$17,934.00) due and payable in Eighty-four (84) equal installments of Two Hundred Thirteen Dollars and Fifty Cents (\$213.50) per month the first payment is due August 20, 1981, and the remaining payments are due on the 20th day of the remaining months.

with interest thereon from 7-8-81 at the rate of 18.00 per centum per annum, to be paid: in 84 equal installments of \$213.50 per month, the first payment is due 8-20-81 and the remaining payments are due on the 20th day of 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 piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, located on the West side of S. C. Highway No. S 135, being shown and designated as lot numbers SIX(6) and SEVEN (7) on plat of WASHINGTON HEIGHTS, made by H. S. Brockman, Surveyor, dated July 31, 1956, and recorded in Plat Book "LL" Page 55, Greenville County R.M.C. Office to which plat reference is hereby made for a more complete description as to metes and bounds.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

THIS is that same property conveyed to McCimon & Hill, Inc., to be recorded herewith.

THIS is the same property conveyed to the Grantee, Eddie W. Reece and Sarah J. Reece, by the Grantor, McClimon & Hill, Inc., by deed dated and recorded 4-18-79, in Vol 1100, at Page 744, in the RMC Office for Greenville County, State of South Carolina.

STATE OF 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 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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