

11326

REAL ESTATE MORTGAGE

20715-9

BOOK 1576 PAGE 470

BOOK 78 1326

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

This Mortgage is made this 27 day of July 1982 between  
Mortgagor(s) Steven G. Mulder, Myra Brown James Deah Brown, Jr. (herein "Borrower") and  
the Mortgagee, Finance America Corporation, a corporation organized and existing under the laws of South Carolina whose address is  
P.O. Box 6020 Greenville S.C. 29606 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of Eight Thousand Two Hundred Forty Six 9/100  
Dollars, which indebtedness is evidenced by Borrower's note dated 7-27-82 (herein "Note"), providing for monthly installments  
of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 8-2-89.

To secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications  
thereof, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of  
the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns  
the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being  
on the northern side of Colonial Avenue near the City of Greenville,  
in the County of Greenville, State of South Carolina, and known  
and designated as Lot 12 on a subdivision known as "Riverside"  
Block V, plat of which is recorded in the P.M.C. Office for Greenville  
County in Plat Book A, Page 323, said lot having such metes and  
bounds as shown thereon.

(D) The person signs an estoppel agreement that is acceptable to Lender and that obligates the person to keep all of the promises and agreements  
made in the Note and in this Mortgage.

If the Borrower sells or transfers the Property and the conditions in A, B, C and D of this section are not satisfied, Lender may require immediate payment in  
full of the Note, foreclose the Mortgage, and seek any other remedy allowed by the law. However, Lender will not have the right to require immediate payment  
in full or any other legal remedy as a result of certain transfers. Those transfers are:

- (i) the creation of liens or other claims against the Property that are inferior to this Mortgage, such as other mortgages, materialman liens, etc.
  - (ii) a transfer of rights in household appliances, to a person who provides the Borrower with the money to buy these appliances, in order to protect  
that person against possible losses.
  - (iii) a transfer of the Property to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law.
  - (iv) leasing the Property for a term of three (3) years or less, as long as the lease does not include an option to buy.
- (E) Warranties. Borrower covenants with Lender that he is seized of the Property in fee simple, has the right to convey the same in fee simple, that  
the Property is marketable and free and clear of all encumbrances, and that he will warrant and defend the title against the lawful claims of all persons who may  
claim an interest in the Property hereinafter stated. Title to the Property is subject to the following exceptions:

PAID

Finance America Corporation

9-29-82

DATE

on Finance America  
Karen Sue Jones  
H. D. Doyt  
1261501

NOV 17 1982

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Form 140-2256 11/81

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