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GREENVILLE CO. S.C.  
REAL ESTATE MORTGAGE

78715-1 BOX 78 1327  
BOOK 1581 PAGE 649

THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

This Mortgage is made this 23rd day of September, 1982 between  
Mortgagee(s) Jonathan D. Schweigert and Deborah A. Schweigert (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 SC 29606 (herein "Lender")

Whereas, Borrower is indebted to Lender in the principal sum of 11160.00  
Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 1982 (herein "Note") providing for monthly installments  
of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 30, 1982  
To secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, amendments 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 certain piece, parcel or lot of land, with all improvements thereon,  
situate, lying and being in the State of South Carolina, County of Greenville,  
City of Greenville, all that lot of land with the building and improvements  
thereon, situate of the northwest corner of the intersection of East Earle Street  
and Elizabeth Street, being shown as a portion of Lot 8, Section F on plat of  
Stone Land Company, recorded in the FMC Office for Greenville County, South  
Carolina in Plat Book A, Page 337, et seq., and having, according to said plat

- (C) The person agrees to pay interest on the amount owed to Lender under the Note and under this Mortgage at whatever rate Lender requires, and
  - (D) The person signs an assumption 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. These transfers are:
- (i) the creation of liens or other claims against the Property that are inferior to this Mortgage, such as other mortgages, material 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) leaving the Property for a term of three (3) years or less, as long as the lease does not include an option to buy.
6. Warranties. Borrower covenants with Lender that he is seised of the Property in fee simple, has the right to convey the same in fee simple, that title 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 whomsoever, except for the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:

PAID 12070  
Finance America Corporation  
11-4-82  
DATE  
Finance America Corp.  
Kaseen S. S. S. S. S.  
M. D. D. D. D.

4.0000  
Form 040-2756 11-781

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