THE STATE OF SOUTH CAROLINA

COUNTY OF _Greenville

	29	day ofDec		, 19_82 between
This Mortgage is made this Mortgagor(s) Thomas M and	Dorothy P Sim	nson		(herein "Borrower"), and
Mortgagor(s) 1 nomas m and	DOI COLLY I COLL	deviction under the laws of	S.C.	whose address is
the Mortgagee, FinanceAmerica Corporatio	m, a corporation organized an	to existing and		(herein "Lender").
PO BOX OUZO	Greenville S.C	18007.71		

Whereas, Borrower is indebted to Lender in the principal sum of . (herein "Note"), providing for monthly installments 1/06/98 Dollars, which indebtedness is evidenced by Borrower's note dated ____12-29-82 of principal and interest, with the balance of the inclebtedness, if not sooner paid, due and payable on

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. ALL that piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville Butler Township, in the Rocky creek Community, on the West Side of State Highway 14 and having, according to a Plat entitled "Property of Gerald L. and Linda Smith" prepared by W. S. Brockman, L.L.S., Greer, South Carolina, February 26, 1968, and recorded in the RMC Office for Greenville County in Plat Book XXX, Page 47.

This is the same property conveyed to the Grantors by deed recorded 10-25-72, in Vol 958, at page 572, in the RMC Office for Greenville County, South Carolina.

RØUTE 2 HIGHWAY 14

GREENVILLE,

which has the address of

(City) (herein "Property Address");

SOUTH CAROLINA 29607

To have and to hold unto Lender and Lender's successors and assigns, forever; together with all the improvements now or hereafter erected on the property, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property are herein referred to as the "Property".

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note,

- 2. Insurance. Borrower shall keep all improvements on said land, now or hereafter erected, constantly insured for the benefit of the Lender against loss by prepayment and late charges as provided in the Note. fire, windstorm and such other casualties and contingencies, in such manner and in such companies and for such amounts, not exceeding that amount necessary to pay the sum secured by this Mortgage, and as may be satisfactory to the Lender. Borrower shall purchase such insurance, pay all premiums therefor, and shall deliver to Lender such policies along with evidence of premium payment as long as the note secured hereby remains unpaid. If Borrower fails to purchase such insurance, pay the premiums therefor or deliver said policies along with evidence of payment of premiums thereon, then Lender, at his option, may purchase such insurance. Such amounts paid by Lender shall be added to the Note secured by this Mortgage, and shall be due and payable upon demand by
- 3. Taxes, Assessments, Charges. Borrower shall pay all taxes, assessments and charges as may be lawfully levied against the Property within thirty (30) days after the same shall become due. In the event that Borrower fails to pay all taxes, assessments and charges as herein required, then Lender at his option, may pay the same and the amounts paid shall be added to the Note secured by this Mortgage, and shall be due and payable upon demand by Borrower to
- 4. Preservation and Maintenance of Property. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or
- 5. Transfer of the Property: Due on Sale. If the Borrower sells or transfers all or part of the Property or any rights in the Property, any person to whom the Borrower sells or transfers the Property may take over all of the Borrower's rights and obligations under this Mortgage (known as an "assumption of the Mortgage") if certain conditions are met. Those conditions are:
 - (A.) Borrower gives Lender notice of sale or transfer,
 - (B.) Lender agrees that the person qualifies under its then usual credit criteria;
 - (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

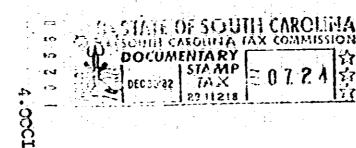
If the Borrower sells or transfers the Property and the conditions in A. B. C and D of this section are not satisfied, Lender may require immediate payment in of the Note, foreclose the Mortgage, and seek any other remedy allowed by the law. However, Lender will not have the right to require immediate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

in full or any other kgal 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's 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

N(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; and

(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. 6. 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 title is marketable and free and clear of all incumbrances, 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:



Form 040-2256 11/81