

0303

Amount Financed: 12542.65

Stamp 76 PAGE 303
60081558 PAGE 352

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
CO. S. C.
JAN 21 11 51 AM '81
GREENVILLE

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

WHEREAS, Eugene Smith and ~~Car~~ ^{ANNE SIEZ} Smith

(hereinafter referred to as Mortgagee) is well and truly indebted unto

FINANCEAMERICA CORPORATION

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twenty Seven Thousand One hundred and twenty and 00/100ths (\$27120.00) due and payable in 120 equal monthly installments of \$226.00

15 and running thence with the common line of said Lots S. 05-524. 300 feet to an iron pin; thence across the rear lines N. 25-02E. 460 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 19; thence with the common line of said Lots N. 72-57W. 292.3 feet to an iron pin in the cul de sac of Pine Street; thence with the cul de sac, the choris of which are S. 13-14W. 32.2 feet to an iron pin and S. 53-54 E. 51.0 feet to an iron pin on the southeastern side of Pine Street; thence with Pine Street S. 25-07W. 315 feet to the point of beginning.

This conveyance is subject to restrictive covenants, easements, zoning ordinances and rights-of-way as appear on the premises or of record.

This is the same property conveyed to Grantors by deed from Wayne S. Mann and Thomas [unclear] recorded in the REC Office for Greenville County on 10/18/80 in Book 1113, at Page 300.

FILED
JAN 21 1981
Greenville S.C.

PAID
Finance America Corporation
1-6-81
Eugene Smith

JAN 21 1981

16110

Jay J. [unclear]
Kelly M. Hall
Karen S. [unclear]

Together with all and singular rights, members, benefits, 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 lawfully received, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or placed thereon 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and defend and defend and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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