

MORTGAGE OF REAL ESTATE

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BOOK 1541 PAGE 641

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 20 9 07 AM '81
DONNIE J. TANKERSLEY
R.M.C.

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

BOOK 82 PAGE 110

WHEREAS, John David Mauney, Jr. and Mary Ann T. Mauney

(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 thirty-Eight Thousand Eight Hundred Dollars
NO/100----- Dollars (\$ 38,800.00) due and payable

in One Hundred nineteen (119) equal payments of Three Hundred Fifteen Dollars No/100(\$315.00) per month the first payment is due June 26, 1981, and each of the remaining payments are due on the 26th day of the remaining months N. 80-18 W. 126.3 feet to an iron pin at the joint rear corner of said lots, thence, N. 22-24 E. 160 feet to an iron pin at the joint rear corner of lots 5 & 6; thence with the common line of said lots, S. 32-18 E. 160.1 feet to an iron pin on the western side of Ikes Court; thence with the curvature of said Court, the chord of which is S. 33-00 W. 40.4 feet to an iron pin, the point of beginning.

THIS is a portion of the same property conveyed to the Grantor by deed of Academy Rental Company, a Limited Partnership, recorded May 6, 1976, in Deed Book 1070 at page 877 of the RMC Office for Greenville County.

THIS property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot.

THIS is the same property conveyed to the Grantee, John David Mauney, Jr. and Mary Ann T. Mauney, by the Grantor, Academy Rental Company by deed dated 9-9-77 and recorded 9-9-77 in Volume 1064 at Page 455 in the RMC Office for Greenville County, South Carolina

PAID

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Donnie J. Tankersley
R.M.C.

AUG 25 1981

FinanceAmerica Corporation

7-28-83

DATE

by John David Mauney, Jr.
and Mary Ann T. Mauney

witness: *Michael D. Houston*
Jacqueline B. Cross

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 Mortgagee covenants that it 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 Mortgagee further covenants to warrant and forever defend all 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.