

SEP 24 2 17 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF

DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, Terry A Mitchell and Vivian H Mitchell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Household Finance 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

Three thousand six hundred and 00/100***** Dollars (\$ 3600.00***) due and payable

APR

with interest thereon from Sept 21, 1976 at the rate of 15.681***** to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, State of South Carolina, Oneal Township, containing 0.53 acres, more or less, on the southern side of Lister Road and on the western side of an unnamed road, being shown and designated on plat of "Property of Boyd C. Lister," dated May 10, 1973, prepared by T. H. alker, Jr., R.L.S., and recorded in the R.H.C. Office for Greenville County, South Carolina, in Plat Book 5-C, at Page 90, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Lister Road and an unnamed road and running thence with the western side of said unnamed road, 338-37E 169.2 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Jennie D. Hester thence running with said Hester property S. 64-15 W. 132.6 feet to an iron pin thence running S. 61-55 W 17.5 feet to an iron pin at the joint corner of the permises herein described and property now or formerly of Boyd C Lister; thence running with said Lister property N. 34-55 W. 177.4 feet to an iron pin on the southern side of Lister Road; thence running with the southern side of Lister Road N. 68-06 E. 41 feet to an iron pin; thence running with the curve of the southern side of Lister Road, the chord of which is S. 85-20 E. 55.9 feet to an iron pin; thence continuing with the curve of the southern side of Lister Road, the chord of which is N.41-32 E. 55.9 feet to the point of beginning.

Derivation Clause: Bought from Sybil L Lister & Boyd C Lister 10/31/73
Plat Book 5-C, Page 90

S. 1.44



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 Mortgagor 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

(CONTINUED ON NEXT PAGE)

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