

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
11 3 42 PM
L. H. S. TANKERSLEY
M.M.C.

1441 39

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

WHEREAS, HENRY KITT and KARIANE B. KITT

(hereinafter referred to as Mortgagor) is well and truly indebted unto HOUSEHOLD FINANCE CORPORATION of Greenville
114 N. Main Street, Greenville, S.C. 29601

(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

Seven thousand two hundred seventy-eight dollars Dollars (\$7278.21**** due and payable
**** and 21/100****

with interest thereon from August 10, 78 at the rate of 18.000**per centum per annum, 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."

"All that certain piece, parcel or lot of land, situate, lying and being on the western side of Eastwood Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 51 on a plat of Old Mill Estates recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-R, Page 22, and having according to said plat the following metes and bounds, to-wit: Beginning at a point on the northwestern side of Eastwood Drive at the joint front corner of Lots 50 and 51 and running thence N. 4-12 W. 211.9 feet to a point; thence S. 64-50 E. 200.0 feet to a point on Eastwood Drive; thence along the said Eastwood Drive S. 25-08 W. 130.5 feet to a point; thence still with Eastwood Drive S. 85-49 W. 109.5 feet to the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the Grantors herein by deed of Oak Investments (a Partnership) recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1049, at page 155, January 5, 1977.

As apart of the consideration herein the grantee assumes and specifically agrees to pay that certain mortgage in favor of Fidelity Federal Savings and Loan Association in the principal amount of \$49,400.00 recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1386, at Page 710, and having a present principal balance due thereon of \$48,912.93."

"This is the same property as conveyed to the grantor herein by deed dated June 20, 1978 and recorded on June 22, 1978 in book 1081 page 720 of the Office of Recorder of Deeds of Greenville County, South Carolina."

DOCUMENTARY
STAMP
TAX
AUG 11 1978
\$ 2.92
RE 11215

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.

9030

4328 RV-2