

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... FILED
CO. S. C.
APR 7 4 34 PM '81
SON... BANKERSLEY
R.M.C.

BOOK 1537 PAGE 550

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Rembert Baker and Lee Ann Baker, their heirs and assigns forever:

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

HOUSEHOLD FINANCE CORPORATION of South Carolina

(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 Amount Financed of Four thousand eighty-five and 44/100*****

Dollars (\$ 4085.44*****) due and payable

APR

with interest thereon from April 3, 1981 at the rate of 19.894***** to be paid:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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

ALL that lot of land in O'Neal Township, Greenville County, South Carolina, being known and designated as Lot No. 1 on plat of FERREST COVE Subdivision, to be recorded, and also shown on plat entitled "Property of Rembert Baker and Lee Ann Baker" dated August 1, 1980 recorded in the RMC Office for Greenville County in plat book C_D, page 2, combining 1 acre and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Lake Cunningham Drive, joint corner of property being described and property now or formerly of FEW' thence with the joint line of said property N. 9-30 E. 172.85 feet to an iron pin; thence N. 3-45 W. 93.7 feet to an iron pin; thence turning S. 85-06 E. 176.6 feet to an iron pin; thence S. 5-04 W. 276.5 feet to an iron pin on the north side of Lake Cunningham Drive; thence with the north side of said road N. 34-11 W. 175.45 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to grantors by C. Burton Keppler by Deed dated Sept. 11, 1979 recorded Sept. 14, 1979 in deed vol. 1111 page 610 of the RMC Office for Greenville County, S. C. and is conveyed subject to protective covenants applicable to said subdivision, and to any recorded reservations, zoning ordinances, rights of way or easements, or that may appear on the recorded plat or on the premises.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
APR 12 1981
R.M.C.

& Carla S. Nowag

This is the same property as conveyed to the Mortgagor herein by deed dated 8/12/80 by Donald C. and recorded on 9/5/80 in book 1132 page 662 of the Office of Recorder of Deeds of Greenville County, South Carolina.

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.

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