

FILED
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA
COUNTY OFJUN 15 11 53 AM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald W. Lawson

(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

One thousand nine hundred forty-four and 00/100 **Dollars (\$ 1944.00**) due and payable

APR

with interest thereon from June 14, 1976 at the rate of 15.681% 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, near the city of Greenville, on the northern side of Spring Brook Drive and being known and designated as Lot 12 on plat of Albert Taylor Property recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book HH at page 173. Said lot fronts 75 feet on the north side of Spring Brook Drive and runs back to a depth of 200.6 feet on the west side and to a depth of 215.6 feet on the east side and is 75 feet across the rear.

This is the identical property conveyed to the grantor herein by deed of Albert Taylor, dated April 20, 1968 and recorded in the R.M.C. Office for Greenville County, in Deed Book 842 at Page 453.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.



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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