

DEED OF REAL ESTATE

TO HAVE AND TO HOLD TO THE MORTGAGEE FOR THE PURPOSES HEREIN SET FORTH

Mack A. Ashmore, Grantor, and Winnie E. Cassatt, His Wife

Household Finance Corporation, Mortgagee

WHEREAS the Mortgagee has advanced to the Mortgagor the sum of Seven Thousand Five Hundred and Sixty Dollars (\$ 7560.00) due and payable

with interest thereon from date at the rate of:

1. per \$100 per year on the entire cash advance.

2. 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 his (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 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 Greenville, in Chick Springs Township, known as Lot 38 on the plat of Edwards Forest, recorded in Plat Book EE, at Page 105, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Edwards Road at the corner of Lot 37, 218.4 feet north of Woodburn Drive, and running thence S. 70-37 W. 217.7 feet to an iron pin; thence N. 19-23 W. 100 feet to an iron pin; thence N. 70-37 E. 194.9 feet to the western side of Edwards Road; thence S. 30-32 E. 100.0 feet to the point of beginning.

This is the identical property conveyed to the Grantor by deed of Mack A. Ashmore recorded in Deed Book 695, at Page 546.

The within property is subject to the restrictive covenants of record in the R.M.C. Office for Greenville County in Deed Book 533, at Page 337.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.