

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNE S. TANKERSLEY
R.H.C.

WHEREAS, Charles Richard & Priscilla Hunt King

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

(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

five thousand forty dollars and 00/100***** Dollars (\$ 5040.00****due and payable

APR

with interest thereon from October 4, 1976 at the rate of 13.156% ~~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, being known and designated as Lot No. 14 on a Plat of Staunton Court, recorded in the RMC Office for Greenville County in Deed Book 990, at page 636, and having such metes and bounds as appeared by reference to said plat. Said lot is located at the southeasterly corner of the intersection of Staunton Court and Riggs Street.

As a part of the consideration for this conveyence, the Grantees expressly assume and agree to pay the balance on that certain mortgage in the original sum of \$23,000 given by the Grantor herein to Carolina National Mortgage Investment Co., of Greenville, South Carolina, on December 17, 1973 and recorded in the RMC Office for Greenville County in Mortgage Book 1297 at page 735, the balance due thereon being the sum of \$22,685.29 as of October 31, 1975."

Derivation Clause: Assumed loan from Carolina Mortgage Investment Co. 10/31/75, Book 1297, Page 735, property conveyed by deed of Elaine W. King recorded November 25, 1975 in deed book 1027 page 626.



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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