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GREENVILLE: CO. S. C.

BOOK 1414 PAGE 493

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Nov 1 8 41 AM '77
BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Howard J. Smith and Mary J, their heirs and assigns forever:

(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

Three Thousand Six Hundred and Forty Eight Dollars (\$ 3648.00) due and payable
and No Cents

with interest thereon from October 19, 1977 at the rate of 21.330 * APR
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, State of South Carolina and being known

and designated as Lot No. 150, Section II, Berea Forest Subdivision, a Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Pages 76 and 77, land having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Riverwood Circle at the joint front corner of Lots 150 and 149 and running thence with the line of Lot 149, N. 60-55 E. 130 feet to a point in the rear line of Lot 164; thence N. 29-05 W. 90 feet to a point in the joint rear corner of Lots 150 and 151; thence with the line of Lot 151, S. 60-55 W. 130 feet to a point of the northeastern side of Riverwood Circle; thence with the northeastern side of Riverwood Circle, S. 29-05 E. 90 feet to the point of beginning.

Being the same property conveyed to the Grantor herein by deed of J H J Corporation said deed being dated July 19, 1973, and recorded in the RMC Office for Greenville County in Deed Book 979 at Page 530.

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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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