

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

ORIGINAL FILED
CO. S. C.
APR 25 PM '80
H.M.C. HARRISLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GUENTER EMIL SCHMUCK AND EVA MARIA SCHMUCK, 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 Amount Financed of

Ten Thousand Five Hundred Forty-Four and Dollars (\$ 10,544.71) due and payable
Seventy-One Cents

with interest thereon from April 24, 1980 at the rate of 18.000 per centum per annum, 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 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

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 54 on plat of Mountainbrook, recorded in Plat Book 4P at page 47 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Timothy Dwight Younkin and Pinckney W. Younkin by deed recorded November 15, 1974 in Deed Book 1010 at page 390.

The above conveyance is subject to all rights of way, easements, and protective covenants affecting same appearing upon the public records of Greenville County including, but not limited to a 20 ft. drainage easement along the joint line of Lots 54 and 70.

This is the same property as conveyed to the Mortgagor herein by deed dated August 3, 1978 and recorded on August 3, 1978 in book 1084 page 601 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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