

THIS MORTGAGE SECURES FUTURE ADVANCES

BOOK: 1543 PAGE 712

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 32 AM '81
DEPT. OF RECORDS & PLANS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert W. Deibler Jr. and Margaret L. Deibler, their heirs and assigns forever:

(hereinafter referred to as Mortgagor) is well and truly indebted unto
HOUSEHOLD FINANCE CORPORATION of South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's Revolving Loan Agreement of even date herewith, the terms of which are incorporated herein by reference, in the sum of \$ 28,653.00 [insert amount of initial advance], payable with Finance Charges as provided in the Revolving Loan Agreement; and

WHEREAS, Mortgagors' have been granted a credit limit of \$ 28,675.00 under the Revolving Loan Agreement, under which future advances may be made by Mortgagee to Mortgagors from time to time, subject to the restrictions stated in the Agreement; and

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 the credit limit granted by Mortgagee, and in order to secure the payment of all amounts owed by Mortgagors under their Revolving Loan Agreement now or hereafter, 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, on the southeasterly side of Runnymede Road, near the City of Greenville, S.C., being known and designated as Lot 96 on plat entitled "Foxcroft Section 1", as recorded in the RMC Office for Greenville County, S.C. in Plat Book 4F, pages 2,3, and 4, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Runnymede Road, said pin being the joint front corner of Lots 95 and 96 and running thence with the common line of said lots, S. 39-10 E. 202.2 feet to an iron pin, the joint rear corner of Lots 95 and 96; thence N. 75-25 E. 25 feet to an iron pin on the rear line of Lot 96; thence with the rear line of Lots 96 and 97, N. 4-30 W. 205.3 feet to an iron pin on the southeasterly side of Runnymede Road; thence with the southeasterly side of Runnymede Road on a curve the following courses and distances: S. 60-40 W. 51.4 feet to an iron pin; thence S. 68-00 W. 50 feet to an iron pin; thence S. 56-02 W. 50 feet to an iron pin, the point of beginning being the same conveyed to grantor by Cothran & Darby Builders, Inc., et al. by deed dated January 29, 1974 and recorded in the RMC Office for Greenville County in Deed Vol. 993, at Page 201.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

The grantees herein expressly assume and agree to apy the balance due on a certain note and mortgage executed by the grantor on the 1st day of February 1974 in the original sum of \$42,300.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the RMC Office for Greenville County in Mortgage Book 1301, at Page 145, on which there is a balance due of \$42,195.61 as of this date.

RECORDED
GREENVILLE COUNTY, SOUTH CAROLINA
JUL 30 1975
DEPARTMENT OF RECORDS & PLANS

Company Inc.

This is the same property as conveyed to the Mortgagor herein by deed dated 7/7/75 by Terry G Cline and recorded on July 6, 1975 in book 1020 page 897 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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