

STAT OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
FILED
SEP 22 3 40 AM '81
SUNNYSIDE
ANNERSLEY
R.M.C.

BOOK 1553 PAGE 428

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

WHEREAS, Nicki B. Cloninger and Tereasa B. Cloninger, 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 promissory note of even date herewith, the terms of which are incorporated herein by reference, in the Amount Financed of Three thousand two hundred sixty-eight and 09/100 dollars

Dollars (\$ 3,268.09*****) due and payable

APR

with interest thereon from September 15, 81 at the rate of *18.000***** 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

ALL that certain piece, parcel, or lot of land, situate, lying and being in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot 55 on Plat of PECAN TERRACE, recorded in the RMC office for Greenville County in Plat Book GG, at Page 9, and having according to a more recent survey by Freeland & Associates, dated April 27, 1978, the following metes and bounds:

BEGINNING AT an iron pin on the northeastern side of Rocky Knoll Drive, joint front corner of Lots 54 and 55, and running thence with the common line of said Lots, N 64-34 E, 178.0 feet to an iron pin; thence with the rear line of Lot 55, S 28-24 E, 70.05 feet to an iron pin, joint rear corner of Lots 55 and 56; thence with the common line of said Lots, S 64-34 W, 181.6 feet to an iron pin on the northeastern side of Rocky Knoll Drive; thence with said Drive, N 25-26 @, 70.0 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantors herein by deed of Gary G. Fowler and Elsei M. Fowler, deeded and recorded March 16, 1977, in Deed Book 1952, at Page 798.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
01.32
28.12/8

Debbie J. Butler

This is the same property as conveyed to the Mortgagor herein by deed dated 4/28/78 by Steven L and recorded on May 1, 1978 in book 1078 page 211 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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