

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 19 1970  
DONN BANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Larry Ronald Marshbanks, his 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 **Twelve Thousand Seven Hundred Sixty Four and Sixty Four Cents**

Dollars (\$\*12,764.64\*\*\*) due and payable

APR

with interest thereon from

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 GREENVILLE

ALL THAT PIECE, parcel or lot of land in the City and County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Sycamore Drive and being know and designated as Lots Nos. 118 and 119 of East Lynn Addition, said plat being recorded in the RMC Office for Greenville County in Plat Book "H", at Page 220 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Sycamore Drive, joint front corner of Lots Nos. 119 and 120 and running thence with the common line of said lots N 28-50 E 150 feet to an iron pin; thence with the rear line of Lots Nos. 118 and 119 S 61-10 E 100 feet to an iron pin on the northwestern side of Aniwetauk Street (formerly Johnson Street); thence with the northwestern side of said Street S 28-50 W 150 feet to an iron pin at the northeastern corner of the intersection of Aniwetauk Street and Sycamore Drive; thence with the northwestern side of Sycamore Drive N 61-10 W 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to the grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 848, Page 126.

This conveyance is made subject to restrictions, easements and rights of way as may appear of record.

As a part of the consideration for the within conveyance, the grantee hereby assumes and agrees to pay the balance due on that certain mortgage in favor of United Mortgagee Servicing Corp. in the original amount of \$9,500.00, dated July 8, 1968 and recorded in the RMC Office for Greenville County in Mortgage Book 1097, Page 75, and having a present principal balance of \$9,242.26.



This is the same property as conveyed to the Mortgagor herein by deed dated 4-14-70 and recorded on 4-21-70 in book 848 page 278 of the Office of Recorder of Deeds of GREENVILLE County, South Carolina. Grantor - James W. Keller

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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