

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

REC'D S.C.  
APR 18 1980  
RSLEY

1507 989

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Fayette Louis Sims and Billie Jo P. Sims, their heirs and assigns

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 Seven thousand one hundred thirty-six and 79/100 dollars

Dollars (\$ 7136.79\*\*\*\*\* ) due and payable

APR

with interest thereon from July 15, 1980 at the rate of 18.000\*\*\*\*\* 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

"All that piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, in section known as Northgate Heights, fronting seventy feet on the North Side of Montclair Avenue (formerly known as West Pairview Avenue), being Lot No. 7 and part of Lot No. 8 as shown on plat of Highland Terrace, Hindman Development Addition to Greenville, dated October, 1936, and recorded in Plat Book K, Pages 120-122, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner of lot owned by O.W. Dixon, said joint corner being 310.2 feet from and West of Northwestern corner of intersection of Montclair Avenue and Water Street, and running thence N. 80-08 W. 70 feet along Montclair Avenue to an iron pin, joint corner with lot owned by Sadie Haley Duff; thence N. 9-52 E. 150 feet to an iron pin on a twelve foot alley; thence along the line of said alley, S. 80-08 E. 70 feet to an iron pin, joint rear corner of lot of O. W. Dixon; thence S 9-52 W. 150 feet to an iron pin, the point of beginning.

This is the same property conveyed to me by deed of James Henry Tindal recorded in the Office of the RMC for Greenville County in Deed Book 1003 at Page 479, and also by will of Francis T. Tindal. (See Apartment 1310 File 8, Office of the Probate Judge for Greenville County).

This property is conveyed subject to all restrictions, rights-of-way and easements of record or on the ground affecting subject property.

1 JUL 17 1980

RECORDED  
DOCUMENTARY  
STAMP  
TAX \$ 2.50

M. Tindal Jr.

This is the same property as conveyed to the Mortgagor herein by deed dated 10/29/75 by William and recorded on 11/3/75 in book 1003 page 479 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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