

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

ASLEY

WHEREAS, Steve Sims, 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 **Thirty thousand one hundred forty-eight and 43/100*****

Dollars \$30,148.43*** due and payable

APR

with interest thereon from 12/16/80

at the rate of 16.513*** 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 Mortgagee 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, being shown and designated as a ten (10) acre tract on plat of land of Venie Clark surveyed March 17, and 18, 1977, by John C. Smith, Surveyor and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Old Greenville-Pelzer Highway being the southernmost corner of property herein conveyed joint front corner of property herein described and property now or formerly of Bob Boiter; thence turning and running along the common line N. 42-00 W. 431.4 feet to nail and cap in the center of railroad right of way; thence turning and running, N 34-40 E. along center line of railroad, 367.3 feet to an old nail; thence turning and running, S. 57-06 E. 160.4 feet to an iron pin; thence running, S. 35-29 E. 163.0 feet to an iron pin; thence running S. 54-09 E. 55.4 feet to nail and cap in Old Greenville-Pelzer Highway; thence turning and running along said Highway, the following courses and distances, S. 11-05 W. 240.5 feet; S. 23-00 W. 192.0 feet, S. 44-27 W. 391.0 feet; S. 56-20 W. 130.6 feet to a nail and cap, point of beginning.

This being the remaining portion of property conveyed to Vennie H. Clark by deed of S. M. Jones dated February 12, 1940 recorded in the RMC Office for Greenville County, S. C. in Deed Book 210, page 207 recorded February 13, 1940.

This conveyance is made subject to all restrictions, easements, setback lines, roadways and rights of way, if any, affecting the above described property.

RECORDED

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DEC 19 80

Clark

This is the same property as conveyed to the Mortgagee herein by deed dated 12/12/77 by Vennie H. and recorded in book 1070 page 22 of the Office of the 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 whatsoever lawfully claiming the same or any part thereof.

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