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BOOK 1254 PAGE 503

STATE OF SOUTH CAROLINA } ELIZABETH RIDDLE
COUNTY OF Greenville } R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Milton Bednar, and Frances M. Bednar, his wife.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Household Finance Corporation of Greenville, 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 sum of Four thousand, nine hundred, five dollars and eleven cents. Dollars ($ 4905.11) due and payable

With interest thereon to be paid at the rate of:
$7 per $100 per year on the entire cash advance

[redacted] [redacted] [redacted] to be paid:
60 installments of $110 each.

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 in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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, being known and designated as Lot No. 92 on plat of College Heights recorded in the RMC Office for Greenville County in Plat Book "P", Page 75 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Columbia Circle, joint front corner of Lots Nos. 92 and 93 and running thence with the joint line of said lots 77-21E. 195 feet to an iron pin in the line of Lot 101; thence with the rear line of lots Nos. 101 and 102s. 9-14 W. 101-7 feet to an iron pin, corner of Lot No. 91; thence with the line of said lot S. 84-18 W. 168 feet to an iron pin on the eastern side of Columbia Circle; thence with the eastern side of said street N. 5-42 W. 75 feet to the point of beginning.

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.