

AUG 13 2 37 PM '71

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dimitroia Stokas

(hereinafter referred to as Mortgagor) is well and truly indebted unto Household Finance Corporation

(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

Six thousand one hundred and sixty two dollars and Dollars (\$ 6162.96***) due and payable ninety six cents

with interest thereon from 8/12/4 at the rate of 13.560 APR
TOTAL OF PAYMENTS EIGHT THOUSAND FIVE HUNDRED AND TWENTY DOLLARS (8520)

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

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, county of Greenville, being known and designated as Lot No. 180 of Section III of LAKE FOREST Sub-division as shown on plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 36 at page 77, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Rockmont Road at the joint front corner of Lots Nos. 180 and 181 and running thence with the line of Lot No. 181 S. 76-46 W. 199.2 feet to an iron pin; thence N. 17-48 W. 160 feet to an iron pin on Wendover Drive; thence with the line of Wendover Drive N. 75-16 E. 125 feet to an iron pin; thence continuing with said Drive N. 81-49 E. 65.7 feet to an iron pin; thence with the curve of Wendover Drive and Rockmont Road S. 50-14 E. 36.5 feet to an iron pin; thence with the line of Rockmont Road S. 12-06 E. 130 feet to the point of beginning.

Being the same property conveyed to the grantors herein by deed dated November 19, 1969, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Volume 880 at page 310.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights of way and easements which may affect the above described property.

As a portion of the consideration herein, the grantee assumes and agrees to pay the balance due on that certain note and mortgage in favor of The Prudential Insurance Company of America, in the original amount of \$18,900.00 recorded February 4, 1966, in the R. M. C. Office for Greenville County, S. C. in REM Volume 1021 at page 451. The balance due on this mortgage for assumption is \$16,844.90.



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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