BOOK 1076 PARE 175

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Mrs. Ollie Farnsworth

R. M. C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Carey T. Johnson and Ann M. Johnson, his wife

(hereinafter referred to as Mortgagor) is well and truly indebted un to 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 Five thousand six hundred and forty

Dollars (\$5640.00) due and payable

With interest thereon from date at the rate of \$7 per \$100 per year on the entire cash advance.

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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 115 of a subdivision known as Wellington Green Section III as shown on plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book YY at Page 116, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Kenilworth Drive, joint front corner of Lots 114 and 115 and running thence with the joint line of said lots, S. 51-44 W. 162.3 feet to an iron pin; thence N. 43-12 W. 115.4 feet to an iron pin, joint rear corner of Lots 115 and 116; thence with the joint line of said lots, N. 51-44 E 172 feet to an iron pin on the western side of Kenilworth Drive; thence with said drive, S. 38-16 E. 115 feet to the beginning corner; being the same conveyed to us by Tom S. Bruce as Trustee by deed dated October 29, 1964, and recorded in the R. M. C. office for Greenville County in Deed Vol. 761, at Page 159.

The grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by the grantors on the 5th day of November, 1964, in the original sum of \$20,450.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. Office for Greenville County in Mortgage Book 977, at Page 482, on which there is a balance due of \$19,876.84 as of this date.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat (s), or on the premises.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting pertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 such 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

A ousehold Finance Corporation of Greenielle S. M. Godwin Manager Wilnes: Edward R. Hamer SATISTIED AND CANCELLED Wilnes: Edward R. Hamer SATISTIED AND CANCELLED

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