FILED SEP 1 9 1969 Mrs. [illegible] R. M. C.

BOOK 1137 PAGE 291

30151

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James L. Brown and Jessie S. Brown, his wife,

(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 Two Thousand seven hundred Dollars ($ 2700.00) due and payable

With interest thereon from date at the rate of:

$7. per $100. per year on the entire amount of cash advance.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, to be paid: 36 payments of $75.00 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, near Greenville, S. C. known as lot 9 on plat of Grand View recorded in the R.M.C. Office for Greenville County in plat book KK at page 93 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Jasmine Drive (formerly Douglas Street) at the corner of lot 8, which iron pin is situate 646.4 feet east of the intersection of Washington Avenue, and running thence along the line of lot 8, N 17-25 W, 150 feet to an iron pin; thence along the rear of lots 25 and 24, N 72-35 E, 62 feet to an iron pin; thence along the line of lot 10, S 17-25 E, 150 feet to an iron pin on the northern side of Jasmine Drive; thence S 72-35 W, 62 feet to the point of beginning, and being the same conveyed to me in deed book 661 at page 221.

The grantee assumes and agrees to pay that certain note and mortgage to C. Douglas Wilson & Co. in mortgage book 839 at page 297 in the sum of $8,200.00.

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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.