

STATE OF SOUTH CAROLINA

FILED  
GREENVILLE CO. S. C.

BOOK 1229 PAGE 543

COUNTY OF Greenville

APR 18 3 30 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH, ALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. C.

WHEREAS, **Raymond J. Felitto and Joyce Felitto**  
25 King George Road, Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Household Finance Corporation**  
114 N. Main Street, 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 **Five Thousand forty and 00 cents**  
Dollars (\$ 5040.00 ) due and payable

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

with interest thereon from date at the rate of **7** per centum per annum, to be paid: **48** payments of \$105.00

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.

**Raymond N. Felitto, Jr. and Joyce N. Felitto**

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of King George Road, near the City of Greenville, S. C., being known and designated as Lot No. 47 on plat of Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4F, pages 2, 3 and 4 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of King George Road, said pin being the joint front corner of Lots 46 and 47 and running thence with the common line of said Lots N 3-49 W 165 feet to an iron pin, the joint rear corner of Lots 46 and 47; thence N 86-11 E 130 feet to an iron pin, the joint rear corner of Lots 47 and 48; thence with the common line of said Lots S 3-49 E 165 feet to an iron pin on the northerly side of King George Road; thence with the northerly side of King George Road S 86-11 W 130 feet to an iron pin, the point of beginning.

This conveyance is subject to a 25 foot sewer right of way and a 10 foot drainage easement as shown on recorded plat and to all restrictions setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For restrictions applicable to this subdivision see Deed Book 879, page 179.

For deed into grantor see Deed Book 921, page 520.

Grantee to pay 1972 taxes.

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 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 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.