

AUG 2 4 37 PM '74

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, William J. Birckbichler and Patricia L. Birckbichler

(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 FORTY THREE DOLLARS AND EIGHTY CENTS Dollars (\$6043.80****) due and payable

with interest thereon from July 30, 1974 at the rate of 13.156 APR
~~per annum~~

Total of Payments-Eight thousand two hundred eighty dollars (\$8280.00)

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

ALL of that lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 14 as shown on a plat prepared by Pickell & Pickell, Engineers, dated July 21, 1959, entitled "Subdivision of Property of J. P. Stevens & Co., Slater, S. C., recorded in the R. M. C. office for Greenville County, South Carolina, in Plat Book TT, page 7, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Laurel Lane at the joint front corner of Lots No. 13 and 14, and running thence with the line of Lot No. 13, S 80-10 W 200 feet to an iron pin in the line of property now or formerly of B. F. Johnson; thence with the line of the said Johnson Property, N 9-50 W 100 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence with the line of Lot no. 15, N 80-10 E 200 feet to an iron pin on the western side of Laurel Lane; thence with the western side of Laurel Lane, S 9-50 E 100 feet to the point of beginning and being the same conveyed to me in Deed Book 796, at page 504.

The above described property is subject to restrictive covenants and easements as may appear on the records of the Greenville County Court House.



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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