

GREENVILLE CO. S.

BOOK 1354 PAGE 442

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Leroy Elrod Jr, and Mary Elrod

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

(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 six hundred ninety eight dollars and 00/100 cents Dollars (\$) 2698.00 ) due and payable

with interest thereon from 11/21/70 at the rate of 12 percentum per annum, to be paid:

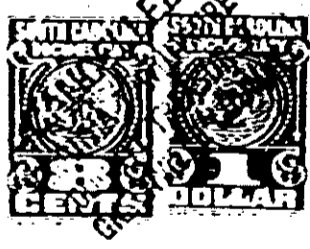
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 described as Lot 50, Carolina Street, as shown on a plat of subdivision, recorded in the public records of said county in Plat Book 675, page 150, and having according to said plat, the following description:

Beginning on Carolina Street at an iron pin at joint front corner of Lot 52 and 54, and running thence 88 feet with the line of said street to an iron pin at front corner of Lots 51 and 56; thence 121.6 feet with the side line of lot 56 to an iron pin at joint rear corner of Lots 53, 54, 55; thence 1.3 feet with the side line of lot 53 to an iron pin; thence 121.6 feet with the side line of Lot 53 to an iron pin at rear corner of Lots 51, 52, 53; thence 137.2 feet with the side line of lot 52 to the iron pin at joint front corner of lots 52, and 54 on Carolina Street, the point of beginning.

This is the same lot conveyed to the said Leroy E. Elrod, individually and as co-trustee of the estate of M. E. Elrod, deceased, by deed recorded 11/21/70 in deed vol. 899 page 24 of the REC Office for Greenville County, S.C. and is conveyed subject to restrictions applicable to said subdivision in deed book 675 page 51, and to any recorded easements or rights of way.



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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