

GREENVILLE CO. S. C.

1444 704

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 19 11 07 AM '78
JOHN S. STANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, ROBERT IRBY AND JANET IRBY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

HOUSEHOLD FIANACE CORP. OF GREENVILLE SC, 114 N MAIN ST, GREENVILLE SC 29601

(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

THREE THOUSAND SIX HUNDRED FIFTY TWO DOLLARS AND EIGHTY EIGHT CENTS Dollars (\$ 3652.88) due and payable

with interest thereon from 9/21/78 at the rate of 19.40% per centum 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:

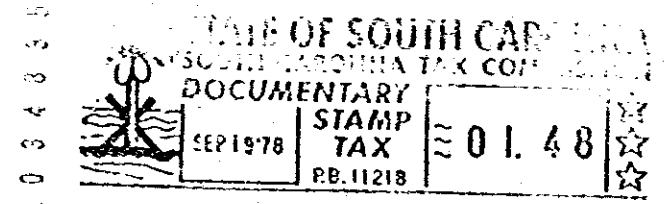
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 ALL that piece, parcel or lot of land situate, lying and being on the southern side of Sheffield Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot Number 20 as shown on plat of Canterbury Subdivision, Section I, Revised, prepared by Heaner Engineering Co., Inc. dated September 26, 1972, recorded in Plat Book 5-D at Page 16 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Sheffield Drive at the joint front corner of Lots 20& 21 and running thence with the line of Lot 21, S 26-45 W 193.05 feet to an iron pin; thence, N 68-50-00 W 86.56 feet to an iron pin at the joint rear corner of Lots 19& 20; thence with the line of Lot 19, N 27-30-15 E 224.34 feet to an iron pin on the southern side of Sheffield Drive; thence with the curve of the southern side of said Drive, the chord being S 47-53-25 E 86.26 feet to the point of beginning.

This is the same property conveyed to the Grantor by deed of Fortis Enterprises, Inc. recorded May 2, 1975 in Deed Book 1017 at Page 653 of the RMC Office for Greenville County.

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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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