

1528-80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE FILED
CO. S. C.
2 55 PM '80
BONNERSLEY
H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Johnny M. Talbert and Willisteen Talbert, their heirs and assigns forever:

(hereinafter referred to as Mortgagor) is well and truly indebted unto
HOUSEHOLD FINANCE CORPORATION of 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 Amount Financed of Four thousand sixty-nine and 97/100*****

Dollars (\$ 4069.97*****) due and payable

APR

with interest thereon from November 19, 80 at the rate of 20.068***** to be paid

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, 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, lying and being on the southeast side of Kay Drive, near the City of Greenville, and being shown as Lot No. 73 on a plat of Belmont Heights, Section 2, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book EE, at Page 181, and being more particularly, described according to a plat entitled "Property of Johnny M. Talbert and Willisteen Talbert", said plat by Greeland and Associates, dated August 16, 1978, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Kay Drive at the joint front corner of Lots 74 and 73, and running thence with the line of Lot 74, S 27-26 E 164.6 feet to an iron pin; thence S. 63-10 W. 70 feet to an iron pin in the joint rear corner of Lots 73 and 72; thence with the line of Lot 72, N. 27-26 W. 163.8 feet to an iron pin on the southern edge of Kay Drive; thence with the southern side of Kay Drive, N. 62-34 E. 70 feet to an iron pin, the point of beginning.

This conveyance is subject to all easements and rights of way as shown on the recorded plat of Belmont Heights, Section 2, and to Protective Covenants recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 513, at Page 535.

This is the same property acquired by Grantor herein by Deed of J. Louis Coward Construction Company, Inc., dated November 5, 1958, and recorded the same date in the R.M.C. Office for Greenville County, S.C. in Deed Book 609, at Page 501.

Grantee is to pay 1978 property taxes.

GOVT 1 NE2880 744

DOCUMENTARY
STAMP
1085

Middleton Rich

This is the same property as conveyed to the Mortgagor herein by deed dated 8/18/78 by William and recorded on August 21, 1978 in book 1085 page 726 of the Office of Recorder of Deeds of Greenville County, South Carolina.

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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