

FILED
 CO. S. C.
 GREENVILLE
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 AUG 20 1981
 DONNIE R.M.C.

THIS MORTGAGE SECURES FUTURE ADVANCES

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Baker Jr. and Dorothy B. Baker, 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 Revolving Loan Agreement of even date herewith, the terms of which are incorporated herein by reference, in the sum of \$ 6,050.00 [insert amount of initial advance], payable with Finance Charges as provided in the Revolving Loan Agreement; and

WHEREAS, Mortgagors have been granted a credit limit of \$ 9,000.00 under the Revolving Loan Agreement, under which future advances may be made by Mortgagee to Mortgagors from time to time, subject to the restrictions stated in the Agreement; and

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 the credit limit granted by Mortgagee, and in order to secure the payment of all amounts owed by Mortgagors under their Revolving Loan Agreement now or hereafter, 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

ALL that lot of land with buildings and improvements thereon, in the County of Greenville, State of South Carolina, on the east side of Brantford Lane, known and designated as Lot No. 45 on plat of South Forest Estates, recorded in Plat Book GG, Pages 180-181 of the RMC Office for Greenville County, S.C., said lot fronting 85 feet on the east side of Brantford Lane, running back to a depth of 133 feet on the north side to a depth of 138.7 feet on the south side and being 85.2 feet across the rear.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DOCUMENTARY
 STAMP
 09 11 76

and Georgia H. Johnson

This is the same property as conveyed to the Mortgagor herein by deed dated 9/13/76 by Charles Albert and recorded on 9/21/76 in book 1013 page 223 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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