

MORTGAGE OF REAL ESTATE—Offices of Title & Platg. Attorneys at

DONNIE S. TANKERSLEY
R.M.C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. H. LEROY OWENS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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

NINE THOUSAND ONE HUNDRED THIRTY-NINE AND 20/100----- DOLLARS (\$9,139.20).

due and payable in 84 consecutive monthly payments, beginning September 1, 1974, in the amount of One Hundred Eight and 80/100 Dollars (\$108.80) each, to be applied first to interest and then to principal, interest having been added to the principal hereinabove set forth, and continuing each and every month thereafter until paid in full,

with interest thereon from date at the rate of seven ^(7%) per centum per annum, to be paid: As stated above.

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 tract of land in the County of Greenville, State of South Carolina, containing 15 acres, more or less, according to plat of same by W. J. Riddle, Surveyor, October, 1928, and having according to said plat, the following metes and bounds:

BEGINNING at stake, joint corner of Tracts 1 and 2 on line of Jene King's lands, and running thence with line of King N. 2 W. 690 feet to iron pin; thence along the line of Melton Johnson's land S. 80.30 W. 1005 feet to stake, joint corner of Tracts 1 and 5; thence along line of Tract No. 5, S. 11.45 E. 453 feet to stake at junction of branches; thence down the branch as a line 317 feet to stake on branch; thence along line of Tract No. 2, N. 75.30 E. 806 feet to the beginning, being Tract No. 1 in the division of the lands of W. H. Owens, deceased. Less, however, all that piece, parcel and tract of land in the County of Greenville, State of South Carolina, containing 1.8 acres, more or less, having the following metes and bounds, to-wit:

BEGINNING at an iron pipe, said iron pipe being the Northwest corner of Tract No. 1 and also joint corner of Tract No. 5; thence with the line of Tract No. 5 S. 11-45 E. 453 feet to a stake at junction of branches; thence N. 80-30 E. 175 feet to an iron pipe; thence N. 11-45 W. 453.0 feet to an iron pipe on line now or formerly of Johnson; thence with Johnson line S. 80-30 W. 175 feet to the point of beginning. The tract originally contained 16.8 acres and was conveyed to Homer Owens by the deed of E. Inman, Master, by deed recorded in Deed Book 309, Page 105, and is also the same conveyed by Homer Owens to Jerry McArthur Owens and Jerry Earl Owens by deed recorded in Deed Book 680, at Page 464, in which Homer Owens reserved a life estate in himself and his wife, Addie S. Owens. The 1.8 acre tract excepted from this conveyance is the same conveyed by Homer Owens to Martha Louise Owens by deed recorded in Deed Book 596, at Page 7; being the same property conveyed to the Mortgagor by deed recorded in Deed Book 864, at Page 534.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.