

Mortgagee's Address: 210 5th Dr Greenville S.C. 29601

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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Deroy Owings and D. R. Evins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marjorie B. Grastie

(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 Ten Thousand and No/100ths-----

----- Dollars (\$ 10,000.00) due and payable
in two equal annual installments of \$3,333.00 each on February 28, 1979 and February 28, 1980 respectively and, a third and final annual installment of \$3,334.00 on February 28, 1981,

with interest thereon from _____ date _____ at the rate of 8% per centum per annum, to be paid: annually.

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, the Mortgagee's heirs, successors and assigns:

~~All that certain parcel or lot of land with all improvements thereon hereafter constructed thereon situate, lying and being in the State of South Carolina, County of _____~~

All that lot of land in Greenville County, State of South Carolina, lying on the western side of Second Avenue, now known as Orders Street, near the City of Greenville, shown as lot #20 of Section 2 on a plat of Village Houses of F. W. Poe Manufacturing Company recorded in Plat Book Y at Pages 26-31 and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the western side of Second Avenue, front corner of lot #19 and running thence with the line of said lot, S. 89-45 W. 150 feet to iron pin on the Eastern side of a 10 foot alley; thence with the eastern side of said alley, S. 0-17 W. 50 feet to iron pin at the rear corner of lot #21; thence with the line of said lot, N. 89-45 E. 150 feet to iron pin on the western side of Second Avenue; thence with the western side of said Avenue, N. 0-17 E. 50 feet to the point of beginning.

ALSO all that lot of land in Greenville County, State of South Carolina, lying on the western side of Orders Street, formerly Second Avenue, known as lot #21, Section 2, on plat of Village Houses of F. W. Poe Manufacturing Company, recorded in Plat Book Y at Pages 26-31, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Western side of Orders Street, at the corner of lot #20; thence with line of said lot, S. 89-45 W. 150 feet to iron pin on the eastern side of a 10 foot alley; thence with the eastern side of said alley, S. 0-17 W. 50 feet to iron pin at the rear corner of lot #22; thence with the line of lot #22, N. 89-45 E. 150 feet to iron pin on the western side of Orders Street; thence with the Western side of Orders Street, N. 0-17 E. 50 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of Marjorie B. Grastie of even date herewith and recorded herewith in 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 is 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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