

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

19 8 10 56 AM '76
BONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, I, Dan Michael Owens,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clara C. Snow,

(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 Four Thousand and no/100-----

Dollars (\$4,000.00) due and payable

in forty-eight (48) monthly installments of Eighty-three and 33/100 (\$83.33) Dollars each, with payments to begin on April 1, 1976, and then thereafter each successive month and date until paid in full

with interest thereon from no interest at the rate of ----- 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, in Austin Township, on the northeast side of Route 417, and further shown on a plat of T. H. Walker, Jr., Registered Land Surveyor 3182, dated January 1976, and having according to the said plat the following metes and bounds:

Beginning at a point in Route 417, said point 32.3 feet into the said road, and thence S. 42-45 E. 222 feet to old iron pin; thence S. 70-30 E. 544.4 feet to an old iron pin; thence N. 49-10 E. 182 feet to an old pine; thence N. 44-15 W. 827 feet to turn in Old Road; thence N. 19-00 W. 168 feet to a point in said Route 417; thence along said Route S. 26-08 W. 97.54 feet to a point; thence along said Route S. 15-05 W. 356.2 feet; thence along said Route S. 20-01 W. 100 feet to the point of beginning.



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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