

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Eddie L. ^{OWENS} ~~OWENS~~ ^{WEATHERSLEY} ~~WEATHERSLEY~~

FILED
CO. S. C.
OCT 10 3 29 AM '88
DONNIE
R.N.C.

(hereinafter referred to as 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 Sixteen thousand five hundred eighty and 66/100----- Dollars (\$ 16,580.66) due and payable

in 62 monthly installments of \$267.43 principal and interest commencing November 8, 1980, according to the terms of a note dated October 3, 1980.

with interest thereon from date at the rate of 13% 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

ALL that certain piece, parcel or lot of land with the improvements thereon lying, being and situate in the Town of Fountain Inn, on the Western side of Quillen Avenue, and being known and designated as Lot, No. 3 of property according to plat made by T.C. Adams, dated July, 1956, recorded in Plat Book "LL", page 53, and being more particularly described according to said plat, to-wit:

BEGINNING at an iron pin on the Western side of Quillen Avenue 143.5 feet from the intersection of Weathers Circle and Quillen Avenue and running thence S. 71-58 W. 126.2 feet to an iron pin; thence S. 23-26 W. 90 feet to an iron pin; thence N. 71-22 E. 134 feet to an iron pin on Quillen Avenue; thence along Quillen Avenue N. 18-24 E. 90 feet to an iron pin being the point of beginning, less sidewalk right-of-way as conveyed to South Carolina Highway Department.

Same as conveyed to Mortgagor by deed of Jones E. Higgins dated March 27, 1974 in Deed Book 996, Page 104.

SC 101080 025

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 00 04

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 such 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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