

AUG 2 10 46 AM 1958

BOOK 754 PAGE 403

MORTGAGE OF REAL ESTATE TO SECURE NOTE—WITH INSURANCE TAX AND ATTORNEY'S FEES CLAUSES Form 18

OLLIE FAYBURN WORTH R.M.O.

The R. L. Bryan Company, Printers, Binders, Stationers, Columbia, S. C. 22916

The State of South Carolina,

Walker Owens & Ruby T. Owens

TO

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Modern Homes Construction Company

SEND GREETING:

WHEREAS we the said Walker Owens & Ruby T. Owens in and by our certain promissory note bearing date the 1 day of August A.D., 1958, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of Three Thousand Three Hundred Thirty-nine and No/100 (\$3339.00) Dollars, payable in Sixty (60) successive monthly installments, each of Fifty-five and 65/100 (\$55.65) Dollars except the final installment, which shall be the balance then due, the first payment commencing on the first day of October, and on the first day of each month thereafter until paid, as in and by the said note and condition thereof, reference being thereunto had, will more fully appear.

Now, KNOW ALL MEN, That we the said Walker Owens and Ruby T. Owens, for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Modern Homes Construction Company

according to the terms of the said note and also in consideration of the further sum of THREE DOLLARS to us the said Walker Owens and Ruby T. Owens in hand well and truly paid by the said Modern Homes Construction Company at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto

Modern Homes Construction Company its successors and assigns

All that certain piece, parcel or lot of land in Cleveland and Saluda Twp. Greenville County, State of South Carolina, lying on the east side of a County Road that leads north from Marietta on the east side of Land N. R. R. and contains One and 3/10 Acres, more or less, lying in the Marietta Water District, and having the following metes and bounds: Beginning at a Sour Wood over a Spring and running thence S. 88-15 W. 30 feet to an iron pin on Marietta Water District line; thence S. 29-00 W. 108.9 feet to an iron pin in root of a poplar tree; thence N. 80-00 W. 76 feet to nail and cap in center of County Road, a corner of lots across road; thence along road as line S. 10-15 W. 150 feet nail and cap; thence S. 37-15 W. 200 feet to nail and cap; thence over iron pin at 20 feet S. 59-45 E. 167.3 feet to iron pin on Branch, Water District line; thence with meanderings of branch as property line, traverse as follows N. 11-50 E. 55 feet to stake; N. 74-00 E. 40 feet to stake; thence N. 16-00 E. 115 feet to stake; thence N. 4-52 E. 110 feet to stake on Hart's line at Branch; thence N. 70-00 W. 17 feet to iron pin; thence with the Branch as property line N. 11-40 E. 115 feet to Bridge; thence N. 21-45 E. 50 feet to mouth of Spring Branch; thence with Spring Branch as line N. 38-30 E. 44 feet to beginning corner.

This is the same parcel of land conveyed to Walker Owens and Ruby T. Owens by Rhoda B. Tolley, deed dated July 28, 1958, recorded in Book Page

The mortgagor hereby warrants that this is the first and only encumbrance on this property.