

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS

Jack F. Owens

(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

Five Thousand and No/100----- Dollars (\$ 5,000.00) due and payable

in equal monthly installments of \$156.69 for a period of three years

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly

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, being designated as Lot No. 4 on a MAP OF EAST PARK PART OF BOYCE ADDITION TO GREENVILLE, S. C. recorded in the RMC Office for Greenville County in Plat Book A, Page 383, said lot having a frontage of 50 feet on East Washington Street, and a depth of 150 feet.

ALSO: All those certain pieces, parcels or lots of land situate, lying and being on the Eastern side of Nash Street (formerly Hunt Avenue) shown as Lots 25 and 26 on a MAP OF EAST PARK PART OF BOYCE ADDITION TO GREENVILLE, S. C. recorded in the RMC Office for Greenville County in Plat Book A, Page 383, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Nash Street (formerly Hunt Avenue) at the Northwest corner of Lot 26 and running thence with said Nash Street, S. 23-30 W. 96 feet to a point on Nash Street (formerly Hunt Avenue) at the joint front corner of Lots 24 and 25; thence running with Lot 24 in a Southeastern direction 156 feet to a point on a 10-foot alley at the joint rear corner of Lots 24 and 25; thence with said 10-foot alley, N. 43-15 E. 71 feet to joint rear corner of Lots 25 and 26; thence continuing with said 10-foot alley, N. 12-15 E. 123 feet to joint rear corner of Lots 7 and 26; thence S. 72-45 W. 200 feet along rear of Lots 4, 5, 6 and 7 to a point on Nash Street (formerly Hunt Avenue), the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.