

FILED
GREENVILLE CO. S. C.

BOOK 1194 PAGE 190

USL—FIRST MORTGAGE ON REAL ESTATE

MAR 9 4 47 PM '71

OLLIE F. R. M. C. **MORTGAGE**

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Cleward F. Ownbey and
Terry Jean B. Ownbey,
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

----- Seventeen Thousand & No/100 -----

DOLLARS (\$17,000.00) with interest thereon from date at the rate of seven and three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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 Glassy Mountain Township, approximately 12 miles north of Greer, on the west side of State Highway No. 11, containing 2.64 acres, more or less, and shown on survey of the property of Cleward F. Ownbey and Terry Jean B. Ownbey by John A. Simmons, P. L. S., dated March 19, 1971, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the right-of-way of State Highway No. 11 (iron pin back at 15 feet), said point being 840 feet, more or less, from Highway 101, and running thence along and with Highway No. 11, S. 27-08 W. 353 feet to an iron pin in center of Barton's Creek; thence down with the meandering of Barton's Creek, the center of which is the line, the following tie line: N. 89-34 W. 223.6 feet to an iron pin; thence N. 28-00 W. 122.1 feet to an iron pin; thence N. 48-55 W. to a point in center of creek (iron pin back at 15 feet); thence N. 44-37 E. 305 feet to an iron pin; thence S. 79-07 E. 285 feet to the point of beginning.

This being a portion of that property conveyed to Billy D. Bates, et al, recorded in Deed Book 893 at Page 1, and is the same property conveyed to the mortgagors by deed of Billy D. Bates, et al, recorded in Deed Book 913, page 516, R. M. C. Office for Greenville County.

Plat recorded in Plat Book 333 at page 415.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.