

FILED  
GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law  
Greenville, S. C. - Greer, S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
R. M. G. TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1205 PAGE 321

WHEREAS, I, BELVIN G. OWENS

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards and Hazel D. Edwards, d/b/a Edwards & Edwards

(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

Ten Thousand----- Dollars (\$10,000.00) due and payable at the rate of \$121.33 per month, for 120 months, beginning October 1, 1971

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, Chick Springs Township, approximately 3 miles Northwest of Greer, on the Southeast side of State Highway No. 290 containing .84 acres, more or less, as shown on a survey entitled "Property of Joe E. Taylor Estate", dated December 31, 1969 and amended June 14, 1971, by John A. Simmons, Surveyor, and having according to said plat, having the following metes and bounds, to wit:

BEGINNING at a nail in the center of State Highway No. 290 (iron pin back at 19 feet) and running thence S. 47-35 W. 237.5 feet to an iron pin; thence N. 54-37 W. 135 feet to an iron pin; thence N. 36-24 E. 232.1 feet to the center of State Highway No. 290 (iron pin back 22 feet); thence along and with State Highway No. 290, S. 54-37 E. 180.9 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 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.