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GREENVILLE, CO. S. C.
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MORTGAGE OF REAL ESTATE - Offices of WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATION NO. 22
COMPLETIVITY
check

DONALD E. OWENS & GWEN M. OWENS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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

Seven Thousand Eight Hundred Eighty-three & 40/100 Dollars (\$ 7,883.40) due and payable in 84 monthly installments of \$93.85 each, commencing on the 15th day of April, 1973, and on the same date of each successive month thereafter until paid in full

with interest thereon from maturity 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, known as Lot # 7 on Bent Bridge Road (formerly Harris Road) according to a plat of property of Bertie C. Burns, said plat being recorded in the RMC Office for Greenville County, S. C. in plat book G page 30; and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Bent Bridge Road (formerly Harris Road) at joint front corner of Lots 7 & 8, which point is 128.75 feet east of northeastern corner of said road & Merritt Street; thence with the said lot N. 73-04 E. 68.75 feet; thence with the line of Lot # 6, N. 20-56 W. 128.8 feet; thence S. 76-50 W. 67.2 feet; thence with the line of Lot # 8, S. 20-04 E. 133 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land in Greenville County, state of South Carolina, being a part of Lot No. 20 as shown on plat recorded in the RMC Office for Greenville County in Plat Book B, at page 182, and having the following metes and bounds, to-wit:

Beginning at a point on lot now or formerly owned by Mr. Harris, this being a joint corner; thence 50 ft in western direction to iron pin; thence in southern direction 67 feet to an iron pin corner Mrs Essie Rae Graces; thence in eastern direction 37 feet to an iron pin; thence in northern direction 67 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 all of the rents, issues, and profits which may arise by law 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 herein that all 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 hereabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the same, and that it is free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and defend, defend 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.