

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.

MAR 9 10 32 AM '73

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, Charles J. Kirell and Sharon L. Kirell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nelle H. Cowan

(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 Twelve Thousand and No/100 (\$12,000.00) -----

----- Dollars ~~XXXXXXXXXXXX~~ due and payable in the following manner: One hundred and twenty-six and 60/100 (\$126.60) dollars shall be paid on the first day of April, 1973, and a like amount shall be paid on the same date of each succeeding month until the principal balance, together with interest, shall be paid in full,

with interest thereon from date at the rate of 7 1/2 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, City of Greenville, on the western side of Robinson Street and being known and designated as Lot "E" on a plat of the property of H. J. Martin, prepared by Dalton & Neves, Engineers, December, 1929, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G, at Page 255, and according to said plat, having the following courses and distances:

BEGINNING at an iron pin on the western side of Robinson Street, 100 feet south of Randolph Street, joint front corner of Lot "D" and running thence with the line of said lot, N. 85-00 W. 130 feet to an iron pin on line of Lot "B"; thence with the line of said lot "B", S. 2-20 W. 48.6 feet to an iron pin in line of lot conveyed by Stella D. Stone to Lonibel Oeland; thence, with Oeland's line S. 84-55 E. 130 feet to an iron pin on Randolph Street; thence running with said street, N. 2-20 E. 48.4 feet to the beginning corner.

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 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 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.