

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 3A

MORTGAGE OF REAL ESTATE

TO HAVE AND TO HOLD TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James M. Owings

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marie D. Meetze

(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 **Fifty-Three Thousand and No/100**-----

-----Dollars (\$ 53,000.00) due and payable at the rate of \$643.04 per month beginning January 5, 1976 and continuing on the 5th day of each and every month thereafter for a total period of ten years with payments applied first to interest and balance to principal with the right to anticipate payment in full at any time without penalty,

with interest thereon from _____ date _____ at the rate of **eight** _____ 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 south side of East Washington Street and being shown as Lots 14 and 14-A and a strip of land lying between the front of Lot 14 and the south side of East Washington Street as shown on plat of property of W. C. Cleveland recorded in the RMC Office for Greenville County in Plat Book A at Pages 470 and 471, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of East Washington Street at joint front corner of Lots 13 and 14 and running thence along the line of Lot 13, S.15-00 E. 185 feet to an iron pin; thence S.15-49 E. 139.5 feet to an iron pin on the north edge of the right-of-way of the C. & W. C. Railway; thence along said right-of-way in an easterly direction 73.9 feet; thence N.15-49 W. 127.3 feet to an iron pin; thence with the line of Lot 15, N.15-00 W. 185 feet to an iron pin on the south side of East Washington Street; thence along the south side of East Washington Street, S.60-10 W. 73 feet to the beginning corner.

THIS IS A PURCHASE MONEY MORTGAGE.

~~Mortgagor is hereby granted a ten day grace period in making all monthly payments, and in the event the Mortgagor is late in making any of the monthly payments, a \$5.00 late charge may be charged by the Mortgagee.~~

This mortgage cannot be assumed by any subsequent purchaser without the written consent of the Mortgagee.



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 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.

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