

Theodore W. Owens, Rte. 2 Box 256
Simpsonville, SC 29681

BOOK 1376 PAGE 119

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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FILED
GREENVILLE COUNTY ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 24 11 02 AM '76

WHEREAS, NELLIE P. COOK DONNIE S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THEODORE OWENS

(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

Six Hundred-----no/100 Dollars (\$ 600.00) due and payable

with interest thereon from October 1, 1976 at the rate of 10% per centum per annum, to be paid: Monthly
for 17 months

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.

ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, located about one and one-half miles Northeast of the Town of Simpsonville, comprising 1.01 acres more or less, adjoining Kenny Young property and having, according to a plat "Survey for Nellie Pearl Cook" of November 11, 1974 by Carolina Surveying Company, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book 40 at page 226, the following metes and bounds:

BEGINNING at an iron pin on the southern side of a dirt road at the joint front corner of land now or formerly owned by Dill and running thence along the road N. 76-30 E. 220 feet to an iron pin; thence S. 37-45 E. 220 feet to an iron pin; thence S. 76-30 W. 220 feet to an iron pin; thence N. 37-45 W. 220 feet along Dill property line, to the beginning corner.

This conveyance is made subject to the rights of way, easement and restrictions of record or on the ground.

For derivation see Volume 524 at page 418 in the R. M. C. Office for Greenville County and Probate Court Apartment 985 at File 16, the grantor's interest having been acquired through the estate of the late Kenny Young filed as stated above.



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.

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