

512 E. North Street
Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

OCT 13 4 12 PM '75

BOOK 1380 PAGE 431

DONNIE S. TANKERSLEY
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES R. ROWLAND

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM SEABORN

(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

TWENTY THOUSAND SIX HUNDRED SEVENTY-SEVEN & ^{00/100} _{Dollars (\$ 20677.00)} due and payable

NINETY (90) DAYS FROM DATE

DUE DATE
with interest thereon from ~~due~~ at the rate of **NINE** per centum per annum, to be paid **AFTER MATURITY**

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

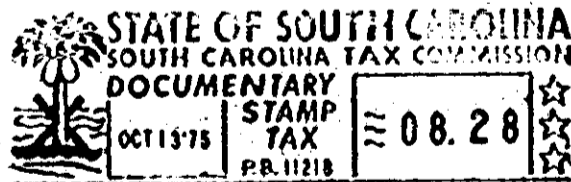
lying on the southwestern side of Floyd Street, near the City of Greenville, being known as Lot 92, Section 2, Monaghan Subdivision, on a plat recorded in plat book GG, page 151, and being more particularly shown on a plat of Property of Robert F. Hitt, prepared by J. Mac Richardson, February 17, 1960, and according to said plat, described as follows:

BEGINNING at an iron pin on the southwestern side of Floyd Street, at the front corner of lot 93, which pin is 203.9 feet southeast of the intersection of said street with Marion Road, and running thence with line of lot 93, S. 83-30 W., 160 feet to an iron pin; thence with the rear line of lot 62, S. 51-30 E., 75 feet to an iron pin; thence with line of lot 91, N. 38-30 E., 160 feet to an iron pin on the southwestern side of Floyd Street; thence with the southwestern side of Floyd Street, N. 51-30 W., 75 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of Harley H. Few and Dorothy F. Few, recorded in deed book 1043 at page 199 in the RMC Office for Greenville County on September 21, 1976.

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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.

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