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FILED
MORTGAGE OFFICE
GREENVILLE SOUTH CAROLINA

1431 11218

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 10 10 23 AM '71
S. TANKERSLEY
R.M.C.

WHEREAS, James H. Owings

(hereinafter referred to as Mortgagor) is well and truly indebted unto Milton Juni or Trotter

(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
---Ten Thousand and No/100-----Dollars (\$ 10,000.00) due and payable

with interest thereon from date at the rate of 9% per centum per annum, to be paid: payable in five (5) years from date, interest paid annually

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 1.69 acres, more or less, on the southeastern side of Brooks Road, and having the following courses and distances, to-wit:

BEGINNING at the southwest corner of the intersection of Brooks Road and a county road, and running thence along said county road S. 0-13 W. 361 feet to an iron pin; thence S. 59-13 W. 126.9 feet to an iron pin at the rear corner of other property owned by the grantee; thence N. 27-28 W. 260.7 feet to an iron pin on Brooks Road; thence along said Brooks Road N. 58-12 E. 300 feet to the point of beginning.

This property is shown in the County Auditor's Office on Sheet M 6.3, Block 1, as Lot No. 15, and is the remaining property heretofore conveyed to E. P. Kerns and Lucille Kerns by a certain deed recorded in the R. M. C. Office for Greenville County in Deed Book 435 at Page 272. This being the same property conveyed to the Grantor by deed of Lucille Kerns, William A. Kerns, Lester L. Kerns and Lola K. Jordan, recorded in the R. M. C. Office of Greenville in Deed Book 781 at page 351 on the 2nd day of September, 1965.

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STAMP
MAY 10 1971
TAX 4.00
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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 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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