

MORTGAGE OF REAL ESTATE - BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 19 10 35 AM '79
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGEE'S ADDRESS:
P. O. Box 485
Travelers Rest, S. C.

WHEREAS, ONEAL M. OWEN AND ATHILEE M. OWEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 AND NO/100-----

-----Dollars (\$ 20,000.00) due and payable
at the rate of \$220.00 per month beginning May 5, 1979, and continuing each month thereafter until paid in full with payments to be applied first to interest and balance to principal

with interest thereon from date at the rate of 10.50 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, on the northeastern side of Geer Highway (U. S. 276) and being shown and designated as a 10.5 acre tract on a plat entitled "Property of M. L. Jarrard and Alvin Smith", dated February, 1979, prepared by Webb Surveying & Mapping Company, recorded in the RMC Office for Greenville County in Plat Book 7-B at Page 62, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from William Carl Poole recorded in the RMC Office for Greenville County on March 19, 1979.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Geer Highway (U. S. 276) and being shown and designated as a 12.4 acre tract on a plat entitled "Property of M. L. Jarrard and Alvin Smith", dated February, 1979, prepared by Webb Surveying & Mapping Company, recorded in the RMC Office for Greenville County in Plat Book 7-B at Page 62, and having such metes and bounds as shown thereon, reference to which is hereby made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from M. L. Jarrard recorded in the RMC Office for Greenville County on March 19, 1979.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the east side of Loraine Drive and being known and designated as Lot No. 15 as shown on revised map of Tracts 58, 59 and 60 of a subdivision known as MEADOWBROOK FARMS, plat of which is recorded in the RMC Office for Greenville County in Plat Book VV at Page 51 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Mendel T. Hawkins recorded in the RMC Office for Greenville County on June 15, 1976, Deed Book 1038/9.

THIS is a second mortgage lien over Lot 15, Loraine Drive, subject to that certain first mortgage to Travelers Rest Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1398 at Page 663 on May 24, 1977, in the original amount of \$10,000.00 and having a present balance of \$8,876.05.

"AT the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever."

THE 10 x 50 mobile home located on the 12.4 acre tract described hereinabove is also made a part of the mortgaged premises herein.

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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