

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

FEB 12 12 24 PM '80
DONNIE TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1495 435

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Joe B. Owens

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(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 Two thousand one hundred and no/100-----

Dollars (\$ 2100.00----) due and payable

at the rate of seventy and no/100 (\$70.00) Dollars on February 8, 1980 and seventy and no/100 (\$70.00) Dollars due on the 8th. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity at the rate of twelve per centum per annum, to be paid: semi-annually

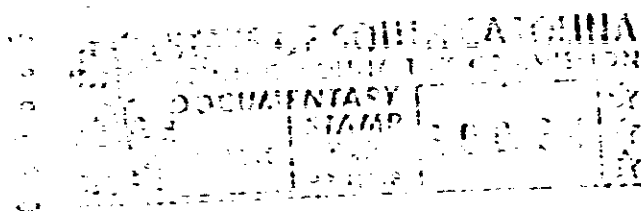
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 situate, lying and being in the State and County aforesaid, Chick Springs Township, about four miles Northwest of the town of Greer, on the South side of the road leading from Chick Springs to St. Mark Church (colored), adjoining lands of W. H. McCaulley, Jacob Hodge, Jr., and lot number five of the Jacob Hodge Estate, and being all of lot number six as shown on plat of the Jacob Hodge Estate, said plat prepared by H. S. Brockman, Surveyor, Feb. 1931, and having the following metes and bounds, courses and distances, to-wit:

BEGINNING on an iron pin in the center of the above mentioned road, corner of lot number five and runs thence with the line of lot number five S. 63-40 E. 176.2 feet to an iron pin on Jacob Hodge Jr. line, corner of lot number five; thence with the line of Jacob Hodge, Jr., N. 0-53 W. 68 feet to an iron pin, Jacob Hodge, Jr. corner; thence with the line of Jacob Hodge, Jr., S. 68-07 E. 286.6 feet to an iron pin on W. H. McCaulley line and Jacob Hodge, Jr., corner; thence with the line of W. H. McCaulley, N. 24-53 W. 418 feet to an iron pin in the center of the above mentioned road; thence with the said road S. 26-20 W. 523.2 feet to the beginning corner and containing Two and Twenty-nine One-hundredths (2.29) acres, more or less.

This is the same property conveyed to mortgagor by deed of Maggie Owens Featherstone dated August 28, 1979 and recorded August 30, 1979 in deed book 1110 at page 441.



Together with all and singular rights, members, herditaments, 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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