

MORTGAGE OF REAL ESTATE Offices of Larry R. Patterson, Attorney at Law, Greenville, S.C.

BOOK 1529 PAGE 371

Mortgagee's address: P O Box 1329, Greenville, SC 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CO. S.C.
JCPH '81
SHERSLEY MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas E Owen & Lawrence W Owen, Sr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust 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

Thirty-two Thousand Seven Hundred Eighty-nine and 52/100 DOLLARS (\$ 32,789.52), with interest thereon from date at the rate of 18 per centum per annum, said principal and interest to be repaid:

in 72 equal monthly installments of \$455.41 each, the first of said payments being due February 1, 1981, and a like installment due on the same day of each month thereafter until paid in full.

Amount advanced \$18,000.00.

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, located about 15 miles north of the City of Greenville, near Liberty Church, lying on the South side of U.S. Highway 25, being the road that leads from Highway 25 (Buncombe Road) to Pickens, and being all of that tract of land conveyed to Conway Groce by deed recorded in Deed Book 724 at Page 286 of the RMC Office for Greenville, and having the following metes and bounds, to-wit:

BEGINNING at a point in the Pickens Road (US Hwy 414) and running thence, N 61-30 W 190.0 feet to a point on said highway; thence, N 67-30 W 200.0 feet to a point in said highway; thence, S 6-45 W 680.0 feet to an iron pin; thence, S 80-37 E 418.13 feet to an iron pin; thence, S 80-37 E 212.87 feet to an iron pin; thence, N 1-45 W 447.0 feet to an iron pin; thence, S 44-15 W 94.5 feet to an iron pin; thence, N 25-30 W 257.5 feet to a point in the Pickens Road which is the beginning point; said tract containing 7.69 acres, more or less.

This is the same property conveyed to the mortgagors by deed of Norman F. and Shirley M. Rule recorded May 25, 1978 in Deed Book 1079 at Page 795, RMC Office for Greenville County.

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STATE OF SOUTH CAROLINA
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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.