



BOOK 1534 PAGE 583

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said William D. Lowery and Lorene B. Lowery

(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 Four thousand eight hundred and no/100-----

Dollars (\$ 4,800.00--) due and payable

at the rate of Thirty and no/100(\$30.00)Dollars beginning January 31, 1981 and due Thirty and no/100(\$30.00)Dollars each and every week thereafter until the entire amount is paid in full.

with interest thereon from maturity at the rate of eighteen 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 11 of Block "D" on a plat of Riverside, recorded in the R.M.C. Office for Greenville County in Plat Book at pages 322-323, and having according to said plat the following metes and bounds to-wit: BEGINNING at an iron pin on the south side of Edgemont Avenue, joint corner of Lotd Nos. 10 and 11, and running thence along with line of lot No. 10, 125 feet to an iron pin on a 15 feet alley; thence with the north side of said alley 64 feet to an iron pin on the west side of Sumter Street; thence with the west side of Sumter Street 125 feet to an iron pin on the corner of Edgemeont Avenue and Sumter Street; thence with Edgemont Avenue in a westerly direction 64 feet to the BEGINNING corner."

This lot contains a frame five-room house.

This is the same property conveyed to W. D. Lowery and Lorene Lowery by M. W. Fore as shown in deed dated January 16, 1947 and recorded January 16, 1947 in deed volume 305 at page 385 in the RMC Office for Greenville County, S. C. The said Lorene Lowery subsequently conveyed her one-half interest in this property to William D. Lowery as shown in deed dated April 11, 1947 and recorded April 11, 1947 in deed volume 310 at page 193 in the RMC Office for Greenville County, South Carolina.

GCTO -----3 MAR 9 81 177

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 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.

10583

4328 RV-2