

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... FILED
MAR 22 1982
AMERSLEY
R.M.C.

BOOK 1566 PAGE 867

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN MCGOWAN and MARGARET MCGOWAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto FURMAN UNIVERSITY

(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 FIVE THOUSAND AND NO/100-----

Dollars (\$ 5,000.00) due and payable

with interest thereon from March, 1982 at the rate of .00 per centum per annum, to be paid:

per terms of note of even date

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

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, shown as Lot 13, on plat of Devenger Place, Section 7, recorded in the RMC Office for Greenville County in Plat Book 5P at page 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Richfield Terrace at the joint front corner of Lots 13 and 14 and running thence with the joint line of said lots, S. 3-49 E. 150 feet to an iron pin at joint rear corner of said lots; thence along the rear line of Lot 13, S. 86-11 W. 90 feet to an iron pin; thence with the joint line of Lots 12 and 13, N. 3-49 W. 150.0 feet to an iron pin on Richfield Terrace; thence along Richfield, N. 86-11 E. 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of The Vista Co., Inc. dated April 23, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1101 at page 19.

This mortgage is junior in lien to that certain mortgage to Carolina Federal Savings & Loan Association dated April 23, 1979 and recorded in the RMC Office for Greenville County in Mortgage Book 1464 at page 9 in the original amount of \$53,500.00 and having a current balance of \$53,000.00.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MARCH 22 1982
TAX
\$ 02.00

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.

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