

FILED
GREENVILLE, S.C.

BOOK 1594 PAGE 110

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**DONN LANKERSLEY REAL ESTATE MORTGAGE
R.M.C.**

LENDER - MORTGAGEE

FORD MOTOR CREDIT COMPANY

211 Century Dr., Suite 100-C, Greenville, S.C. 29607
NUMBER AND STREET CITY STATE

BORROWER(S) - MORTGAGOR(S)

Joe G. Howell and Brenda E. Howell
NAME

Rt. 3, Box 298, Eppley Rd., Greer, S.C. 29651
NUMBER AND STREET CITY STATE

STATE OF SOUTH CAROLINA,)
County of Greenville)



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the undersigned Mortgagor(s) hereinafter referred to as "Mortgagor" in and by that certain Promissory Note, bearing Loan Date 2-2-83, stand firmly held and bound unto Ford Motor Credit Company hereinafter sometimes referred to as "Mortgagee," in the penal sum of Thirty Seven Thousand Two Hundred and no/100--DOLLARS, conditioned for the payment of the full and just sum of Fifteen Thousand Ninety-Six and 94/100----- DOLLARS as in and by the said Promissory Note and condition thereof, reference being thereunto had, will more full appear.

NOW, KNOW ALL MEN, THAT said Mortgagor Joe G. Howell & Brenda E. Howell in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the condition of the said Promissory Note, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee.

**FORD MOTOR CREDIT COMPANY,
ITS SUCCESSORS AND ASSIGNS:**

All that piece, parcel or tract of land, situate, lying and being in the State and County aforesaid, Highland Township and shown on plat prepared by W.R. Williams, Jr. R.L.S. on February 19, 1976, to be recorded herewith, for Joe G. Howell and Brenda E. Howell as having the following metes and bounds, to-wit: BEGINNING at a nail and cap in the center of Eppley Road that is (600) Six Hundred feet from S.C. 101 and running thence S. 52-29 E. 100 feet and continuing along the center of Eppley Road S. 04-52 E. 100 feet, thence : S. 80-35 E. 124 feet, thence: S. 55-00 W. 174 feet to an iron pin, thence: N. 37-20 W. 245.3 feet to beginning corner and containing according to said plat .36 acres.

ALSO: All that piece, parcel or tract of land situate, lying and being in the State and County aforesaid, Highland Township and shown on the plat prepared for Joe G. Howell and Brenda E. Howell by W.R. Williams, R.L.S., on February 19, 1976, to be recorded herewith as having the following metes and bounds to-wit: BEGINNING at a nail and cap in the center of Eppley Road and running thence S. 1-37 W. 223 feet to an iron pin; thence, S. 32-00 W. 173.2 feet to a point in the creek; thence N. 48-30 W. 345.3 feet to a point; thence, N. 55-00 E. 214 feet to a nail and cap in the center of Eppley Road, along the center of Eppley Road S. 25-35 E. 100 feet; thence, N. 80-33 E. 100 feet to the point of beginning and according to said plat containing 1.02 acres. Being the property conveyed to the mortgagors by deed of Wilbur and Mildred Eppley recorded April 6, 1976 in Deed Book 1034 at TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining. page 161 for the County of Greenville, South Carolina.

The above property is also known as Rt. 3, Box 298, Eppley Rd, Greer, S.C.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in at least such sums as the Mortgagee shall from time to time require and assign the policy of insurance to the said Mortgagee, its successors or assigns. And in case the Mortgagor at any time neglects or fails so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, or in the said Promissory Note for which this instrument is evidence of security, the whole amount of the debt secured by this mortgage shall at the option of the said Mortgagee become immediately due and payable.

AND IT IS FURTHER AGREED, that said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

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