

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
APR 7 9 58 AM '83
GONNIE S. ...
R.M.C.

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

WHEREAS, S. JAMES SHOWALTER, III and HARRIET M. SHOWALTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto LARRY LESTER ERWIN, JR.

(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 Sixty Thousand and No/100-----
-----Dollars (\$ 60,000.00) due and payable
in accordance with the promissory note of even date herewith,

with interest thereon from date hereof at the rate of Eight (8%) per centum per annum, to be paid: Monthly

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, being shown and designated as a portion of Lots Nos. 152 and 153 on plat of the property of J. P. Roseman, recorded in Plat Book H at Page 186, and having according to a more recent plat made by Dalton & Neves dated March, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Decatur Street at the joint front corner of Lots 153 and 154, and running thence with the line of Lot No. 154, N. 64-54 W. 171.1 feet to an iron pin; thence in a new line crossing Lots Nos. 153 and 152, S. 39-17 W. 134 feet to a pin in line of Lot No. 151; thence with line of Lot No. 151 S. 64-45 E. 171.1 feet to pin on Decatur Street; thence with the western side of Decatur Street, N. 39-17 E. 134 feet to the point of beginning.

Derivation: Larry Lester Erwin, Jr., Deed Book 1195, at Page 936, recorded April 7, 1983.

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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.

DO 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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