

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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JUL 1 1983
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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry M. Greer,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest
P.O.Box 485, Travelers Rest, SC 29690

(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 Eighty-One Thousand Six Hundred Seventy-Two and

03/100 --- Dollars (\$ 81,672.03) due and payable
in 180 equal monthly installments of \$1,034.09 each, which includes finance charges, beginning with the first monthly payment of \$1,034.09 on August 1, 1983, and continuing on the 1st day of each and every succeeding month with \$1,034.09 each until entire principal and interest is paid in full,

with interest thereon from date at the rate of thirteen per centum per annum, to be paid:
payment first to apply to interest, and balance of payment to principal.

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, City of Greenville, on the north side of Laurens Road being known and designated as Lots Nos. 8 and 9 on plat of Hampton Annex, as shown on plat recorded in the RMC Office for Greenville County, SC in Plat Book F, at page 59, and having according to a more recent plat entitled property of Austin L. Owens and Larry M. Greer made by Freeland & Associates dated February 10, 1981, recorded in the RMC Office for Greenville County, SC in Plat Book 8-L, at page 60, the following metes and bounds, to-wit: BEGINNING at an iron pin on the North side of Laurens Road, joint corner of Lots 7 and 8 and running thence along the line of Lot 7, N.35-02E 139.88 feet to an iron pin on a ten foot alley; thence along 10 foot alley S.57-30E. 100 feet to an iron pin on the west side of Rector Avenue; thence along Rector Avenue S.35-18 W 133.78 feet to an iron pin at the intersection of Rector Avenue and Laurens Road, thence with said intersection S.86-17 W. 20.92 feet to an iron pin on the north side of Laurens Road; thence along Laurens Road N.53-11W. 82.99 feet to the point of BEGINNING. LESS, however, that portion of said lots which has been deeded to the SC State Highway Department for the widening of Laurens Road."

THIS BEING THE SAME PROPERTY conveyed by deed of Wooten Corporation of Wilmington to Austin L. Owens and Larry M. Greer, deed dated Feb. 9, 1981, and recorded in Book 1142 at page 687 in the RMC Office for Greenville County, SC. Austin L. Owens died testate according to Probate Court records for Greenville County in Apt. 1740, File 30, giving his wife, Marjorie B. Owens, a life estate, and subsequently the remaining heirs of the Owens Estate, Randall Leon Owens and Carole Owens Bell, conveyed all of their interest in the herein-described property to their mother, Marjorie B. Owens, by deed recorded March 17, 1983 in Vol. 1184 at page 559 in the RMC Office for Greenville County, SC; Marjorie B. Owens conveyed all her interest, that being a one-half interest, in the above-described property to Larry M. Greer by deed dated June 28, 1983 and recorded simultaneously with this mortgage in the RMC Office for Greenville County, SC.

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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.

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 whatsoever lawfully claiming the same or any part thereof.

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