

MORTGAGE OF REAL ESTATE

DONALD VAN RIPER  
MORTGAGEE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 17 2 30 PM '83  
SIGNED

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

30-1621-1137

WHEREAS, I, Brenda C. Barnes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas G. Owens, Gwendolyn O. Turner, Myrna O. Cook and Doris O. Gaines, jointly, (whose address is below)

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Ninety Thousand and 00/100----- Dollars (\$90,000.00) due and payable

in 120 equal monthly payments, beginning on October 16, 1983, and continuing on the 16th day of each consecutive month, with each payment to be in the amount of \$1,291.50;

with interest thereon from August 17, 1983 at the rate of twelve (12%) per centum per annum, to be paid monthly (in-

cluded in the payments above) WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the mortgagor, whose full name and knowledge is granted, hereunto set his hand 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 piece, parcel or lot of land on White Horse Road in Greenville County, South Carolina, at the corner of said road with Dixie Circle, and having the following metes and bounds to-wit:

BEGINNING at a point in Dixie Circle and White Horse Road and running thence along White Horse Road, S. 75-52 E. 501.86 feet to the corner of property now or formerly of John K. Earle; thence with said property, S. 12-57 W. 617.26 feet to the center line of Railroad Tracks; thence along the center line of said Railroad tracks, N. 76-38 W. 405.98 feet; thence along a line slightly right of center of Dixie Circle, N. 04-42 E. 666.6 feet to the beginning corner.

The total area according to the plat prepared by Robert R. Spearman, dated December 21, 1981, contains a total area of 6.83 acres, with railroad right of way having .33 acres.

This conveyance is made subject to the Railroad right of way to the right of way of Dixie Circle and all easements, restrictions and other rights of way recorded or existing on the property.

This is a purchase money mortgage, and is the same property conveyed to the mortgagor by the mortgagees simultaneous with the conveyance of this mortgage. For derivation, see three separate deeds dated July 26, 1983, from (a) Thomas G. Owens and Gwendolyn O. Turner, recorded in Deed Book 1116, at Page 636; (b) Myrna O. Cook, recorded in Deed Book 1116, at Page 631; (c) Doris O. Gaines, recorded in Deed Book 1116, at Page 632; all three deeds were recorded in the RMC Office for Greenville County, South Carolina, on the 17th day of August, 1983.

(ADDRESS OF MORTGAGEE: Tom Owens, Rt. 1, Lockaby Road, Pendleton SC  
Doris Gaines, 126 Elizabeth Av., Talladega, Alabama, Gwen Turner,  
103 Monticello Circle, Anderson, SC, Myrna Cook, 4012 Sundown Dr.,  
Fort Worth, Texas)

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 now or hereafter accrue, and including all fixtures, plumbing, and lighting fixtures now or hereafter installed, constructed, or put in place, on any and every part of the premises hereunto, that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD unto the said Mortgagee, its heirs, successors and assigns forever

The Mortgagee covenants that if a default shall be made by the mortgagor in the premises herein above described in the regular payments, that it shall be lawful for the Mortgagee to sell, lease, convey, or otherwise dispose of the premises hereunto, and that the proceeds of the sale of the premises hereunto shall be applied to the payment of the principal and interest due on the mortgage hereunto, and that the Mortgagee shall have the right to take possession of the premises hereunto, and to let and lease the same, and to do all things necessary to the protection of the mortgage hereunto, and to execute and record a deed of conveyance of the premises hereunto to the purchaser thereof, and to do all things necessary to the protection of the mortgage hereunto, and to execute and record a deed of conveyance of the premises hereunto to the purchaser thereof.

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