

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, James O. Sloan and Rita M. Sloan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Perry O. Howard

(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 Fourteen Thousand and No/100-----

-----Dollars (\$ 14,000.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

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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, the Mortgagee's heirs, 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, in Chick Springs Township, containing .91 acre, lying on the west side of the St. Mark Road and being described as follows:

BEGINNING at a point 200 feet north of the joint common corner of the Mortgagors' property with Dexter Marlow and running in a westerly direction in a line parallel to Marlow's line 200 feet to a point; thence in a northerly direction in a line parallel with Mortgagors' line on St. Mark Road 200 feet to a point; thence in an easterly direction in a line parallel with Marlow's line 200 feet to a point on St. Mark Road; thence in a southerly direction along St. Mark Road 200 feet to the point of beginning.

THIS is a portion of that same property conveyed to the Mortgagors herein by deed of Margaret Grice Welch as Executrix under the Will of John H. McConnell, deceased, recorded in the RMC Office for Greenville County in Mortgage Book 1058 at Page 427 on June 13, 1977.

THIS is a second mortgage subject to that certain first mortgage to Family Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1400 at Page 872 on June 13, 1977 in the original amount of \$40,000.00.

THE mailing address of the Mortgagee herein is: Route 3, Williams Road, Taylors, S. C. 29687.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 05.60

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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 is 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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