

MORTGAGE OF REAL ESTATE

36.00
Mt. Lebanon Road
VOL 1667 PAGE 582

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
S.C.
JUN 13 11 18 AM '84
ANNIE HANSEN

Rt. 2, Greer, S. C., 29651

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Rachel Annette Capland Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Oren M. Howard and Ray Fowler

(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 SEVENTEEN THOUSAND FIVE HUNDRED SIXTY EIGHT -----

Dollars (\$ 17,568.00) due and payable

to be paid in four equal installments of \$4,392.00 each, plus interest on un-paid balance. First payment due on the 1st day of April 1985, and payment of \$4,392.00 on the 1 day of April, each year thereafter until paid in full.

with interest thereon from paid balance at the rate of 13 per centum per annum, to be paid: yearly on un-

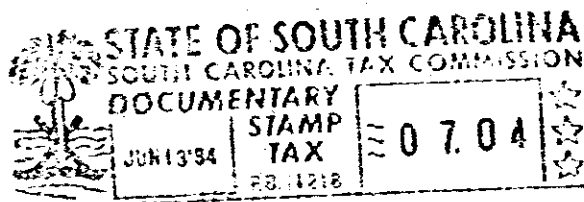
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, located near Mt. Lebanon Church, off the Mt. Lebanon Church Road and being shown as Tract No. "A" on plat of property made for Mike Solesbee et al by James V. Gregory, R. L. S. dated June 27, 1983 and having the following courses and distances, to wit:

Beginning at pin on the line of Smith, joint corner of Tracts "A" and "B" on said plat and running thence as the common line of lots A and B, S. 63-05 E., 1602.82 feet to iron pin near a creek; thence S. 45-43 W., 244.4 feet to old stone corner at corner of Young; thence with Young, N. 75-44 W., 1226.11 feet to old pin, corner of Smith; thence with Smith N. 6-18 W., 601.73 feet to the beginning corner and containing 12.20 acres, more or less. This is the same conveyed to the within mortgagee by Oren M. Howard and Ray Fowler, by deed to be recorded herewith.

This is a purchase money mortgage.



2 JUN 13 1984

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 such 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 whomsoever lawfully claiming the same or any part thereof.

RECEIVED

328