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FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville } 5 3 09 PM '75
DONNIE S. TANKERSLEY
R.M.C.

PLYE & PYLE
BOOK 1331 PAGE 675
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
BOOK 43 PAGE 161

WHEREAS, Jimmie Lee and Lorraine S. Bowman

(hereinafter referred to as Mortgagor) is well and truly indebted unto C N Mortgages, Inc.

*Cancelled
Donnie S. Tankersley
R.M.C.*

(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 Five Thousand Four Hundred and no/100-----

Dollars (\$ 5400.00

In thirty-six monthly installments of One Hundred Fifty and no/100 (\$150.00) Dollars beginning April 4, 1976, with final payment due March 4, 1979.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to 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 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 the use of 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 to the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, sold, conveyed and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, his heirs and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Lot #44, on a plat of Coral Ridge Subdivision prepared by Piedmont Engineering Service dated March, 1963, and recorded in the Office of the Register for Greenville County, Plat Book XX, Page 119 and having and according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwest side of Walker Springs Road to the joint front corner of Lots #44 and #45 and running thence with the joint line of said lots S. 71.79 feet to an iron pin in the line of Lot #43 and running thence with the side of said lot N. 83-48 W.; 90.3 feet to an iron pin on the southeastern side of Hastings Circle, running thence with the said side of Hastings Circle N. 78-20 E., 154.6 feet to an iron pin at the intersection of Hastings Circle and Walker Springs Road running thence with the curve of said intersection the chord of which is N. 52-30 E., 35.9 feet to an iron pin on the southwestern side of Walker Springs Road running thence with the said side of Walker Springs Road S. 83-20 E., 61.6 feet to an iron pin at the point of beginning.

Less, however that certain property taken by the South Carolina Highway Department thru condemnation dated January 15, 1970, described as follows:

" All that parcel or strip of land within 28 feet of the centerline of the survey on the left between approximate survey stations 12782 and 13764 being bounded by lands of Robert C. Spake, et al, on east, by other lands of David C. Budge on the south, by Hastings Circle on the west and Road S-622 on the north."

This mortgage is junior in lien to that certain mortgage heretofore given to First Federal Savings and Loan Association of Greenville, S. C., recorded in Mortgage Volume 1159 at Page 631.

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.

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DONNIE S. TANKERSLEY
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