

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



BOOK 1179 PAGE 45

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Joe Brunson Owens and Maggie O. Featherstone

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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

Two thousand five hundred twenty and no/100- - - Dollars (\$2,520.00) due and payable

\$40.00 per month until principal and interest are paid in full-

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually from date.

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, Chick Springs Township, lying on the Northwest side of the St. Mark Road and bounded on the South by Lot of James B. Johnson and Laeunice I. Johnson, on the West by other lands of Sam Owens and Lula Owens, and on the North by a 20 feet wide strip for R.O.W. for road; to lands of Sam Owens and Lula Owens and having the following metes and bounds: BEGINNING at an iron pin on Johnson line and running thence along the St. Mark Road N. 25-15 E. 102.6 feet to iron pipe on R.O.W. for an access road; thence along that R.O.W. N. 25-32 W. 225 feet to iron pipe, thence S. 33-00 W. 128.2 feet to an iron pipe on Johnson's line; thence along their line S. 33-15 E. 225 feet to the beginning corner and containing one-half acres, more or less. This is the same conveyed to us by deed from Sam Owens and Lula Owens, dated the 10th day of February, 1956, and recorded in the R.M.C. Office for Greenville County in Book 588 at page 245.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 whosoever lawfully claiming the same or any part thereof.