

JAMES D. MCKINNEY, JR.

BOOK 1300 PAGE 555

ATTORNEY AT LAW

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 25 12 54 PM '71

CONNIE S. TANKERSLEY

WHEREAS, we, William Porter Gowan and Willie Mae Gowan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lake Forest Pitman Jr.

(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 **seventy-nine hundred and seventy-eight and 71/100--**

----- Dollars (\$ 7,978.71 ) due and payable

**ninety days from this date,**

with interest thereon from **maturity** at the rate of **eight** per centum per annum, to be paid: **monthly;**

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**, and in the **City of Greenville**, lying and being on the easterly side of **Lander Street**, and being known and designated as **Lot No. 109** (one hundred and nine) on plats entitled **College Heights**, as recorded in the R. M. C. Office for Greenville County in Plat Book P at page 75 and plat Book EE at page 23, and having the following retes and bounds as shown on said plat:

BEGINNING at an iron pin on the easterly side of Lander Street joint front corner of Lots Nos. 109 and 110, and running thence along the common line of said lots, N. 8-48 E. 155 feet to an iron pin in the line of Lot No. 29, now or formerly of Marsmen, Inc.; thence along the line of said Lot No. 29, S. 9-12 E. 72 feet to an iron pin; joint rear corner of Lots Nos. 108 and 109; thence along the common line of said lots, S. 80-48 W. 155 feet to an iron pin on the easterly side of Lander Street; thence along said street, N. 9-12 W. 72 feet to the point of beginning.

This is a purchase money mortgage and the above described property is the same property conveyed to the mortgagors by the mortgagee this date by deed to be recorded herewith.

This is a second mortgage and junior in lien to that mortgage of C. Douglas Wilson & Co. recorded in the R. M. C. Office for Greenville County in Mortgage Book 870, at page 235.



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 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.

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