

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Mortgagee's Address:
P. O. Box 485
Travelers Rest, S. C. 29690

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ONEAL M. OWEN
and ATHILEE M. OWEN (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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 Twenty Thousand and no/100

-----DOLLARS (\$20,000.00),
with interest thereon from date at the rate of 12.5 per centum per annum, said principal and interest to be repaid:

in 120 monthly installments of Two Hundred Ninety-Two and 75/100 (\$292.75) Dollars commencing on the 1st day of August, 1980 with a like payment on the same date of each month thereafter until paid in full.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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, containing 20.84 acres, more or less, on the northern side of Geer Highway (U. S. Highway No. 276) being the major portion of that property shown on plat of M. L. Jarrard and Alvin Smith, dated February 1979, and recorded in Plat Book 7B at Page 62, prepared by Webb Surveying and Mapping Company, and being described more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Geer Highway (U. S. Highway No. 276) at the intersection of said highway and Spring Court and running thence along said Court N. 58-00 E., 206.5 feet to an iron pin; thence continuing along said Court N. 27-28 W., 50 feet to an iron pin; thence N. 58-00 E., 472 feet to an iron pin; thence N. 43-15 E., 250.7 feet to an iron pin; thence S. 28-14 E., 274.4 feet to an iron pin; thence S. 45-52 E., 326 feet to an iron pin; thence S. 59-58 E., 258.5 feet to an iron pin; thence S. 58-24 W., 137.6 feet to an iron pin; thence S. 14-43 E., 390.5 feet to an iron pin at the joint corner of property now or formerly belonging to Peterson; thence S. 59-29 E., 243.5 feet to an iron pin; thence S. 27-08 W., 50.08 feet to an iron pin; thence N. 59-29 W., 250 feet to an iron pin; thence S. 30-32 W., 284.2 feet to an iron pin on the northern side of Northview Road; thence along said Road N. 50-47 W., 148.6 feet to an iron pin at the northern terminus of said Road; thence S. 39-13 W., 50 feet to an iron pin; thence S. 47-13 W., 192.5 feet to an iron pin; thence N. 31-07 W., 180 feet to an iron pin; thence N. 46-07 W., 437.9 feet to an iron pin; thence S. 53-33 W., 143.9 feet to an iron pin on the northern side of Geer Highway; thence along the northern side of said Highway N. 36-27 W., 550 feet to an iron pin, the point of beginning.

DERIVATION: Deed of M. L. Jarrard recorded March 17, 1979 in Deed Book 1098 at Page 678 and deed of William Carl Poole (continued on back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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