LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARF, P.A., GREENVILLE, SOUTH CAROLINA

MORTCAGE OF REAL ESTATE

1411 1600 1539 11383 S

STATE OF SOUTH CAROLINA COUNTY OF

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MORTCACE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

TERRY K. OWINGS AND NANCY S. OWINGS

thereinafter referred to as Mortgagor) is well and truly indebted unto

Robert F. Coleman

(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 Thirty Six Thousand and No/100

Dollars (\$ 36,000.00) due and payable

as set out in promissory note of even date

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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 Mortgagoe 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's heirs, 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, being in Austin Township, known and designated as Lot No. 23 and the west one-half of Lot No. 22, as shown on plat of Eastview Heights recorded in Plat Book 00 at pages 144 and 145, in the R.M.C. Office for Greenville County, S. C. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Eastview Drive, corner of Lot No. 24; thence with the line of said lot, S. 13 W. 150 feet to a stake; thence S. 77 E. 165 feet to a stake; thence N. 13 E. 150 feet to a stake on said Drive; thence with said Drive, N. 77 W. 165 feet to the BEGINNING.

This being the same property conveyed to the mortgagors by deed of Robert F. Coleman of even date, with these presents, and being recorded concurrently herewith.

Address of Mortgagee:

306 E. Curtis St. Simpsonville, S.C. 29681

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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 is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and it 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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