

title not exam by BTH
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

709 W Poinsett St. Greenville S.C. 29611

CO. S.C.

MORTGAGE OF REAL ESTATE

BOOK 1552 PAGE 448

SEP 10 9 14 AM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, we, William S. Benson and D. Allen West

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Donald Owens and Robert F. Williams

(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) due and payable

in monthly installments of \$412.12 each, first payment due December 1, 1981, and to continue on the same date of each and every month thereafter until paid in full; entire amount of principal and interest, if not sooner paid, due six years from date; Dec. 1, 1981

with interest thereon from ~~20%~~ at the rate of --14-- per centum per annum, to be paid: in said monthly installments

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, on the northern side of West Poinsett Street, in the City of Greer, and being shown on survey and plat of property entitled "Site plat for W. Donald Owens and Robert F. Williams" prepared by John A. Simmons, R. S., dated March 2, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at cross on side walk on northern side of West Poinsett Street, corner with other property of Mortgagees and runs thence as side line, N. 24-58 E. 187.3 feet to iron pin; thence as rear line, S. 67-44 E. 83.1 feet to old iron pin; thence continuing as rear line, S. 73-58 E. 14 feet to old iron pin; thence S. 59-56 W. 19.4 feet to new iron pin; thence S. 13-59 W. 170.5 feet to a cross on side walk; thence with sidewalk, N. 70-00 W. 118.5 feet to cross in side walk, the beginning corner.

This is that same property conveyed to Mortgagors by Mortgagees to be recorded herewith.

COPIES TO BE MADE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY STAMP
\$ 00.00

Together with all and singular rights, members, herditaments, 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 whomsoever lawfully claiming the same or any part thereof.

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