

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 7 1 02 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry A. Bolander and Ann M. Bolander

(hereinafter referred to as Mortgagor) is well and truly indebted unto Arthur L. Owen and Thelma G. Owen

(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-four Thousand Nine Hundred and no/100-----

Dollars (\$ 24,900) due and payable

In sixty equal monthly installments of Two Hundred Fifty and no/100 with the final installment to include a balloon payment of Nine Thousand Nine Hundred and no/100 Dollars. The obligation secured hereby shall not bear interest.

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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 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

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on or near the branch waters of Gap Creek, and having the following metes and bounds, to-wit:

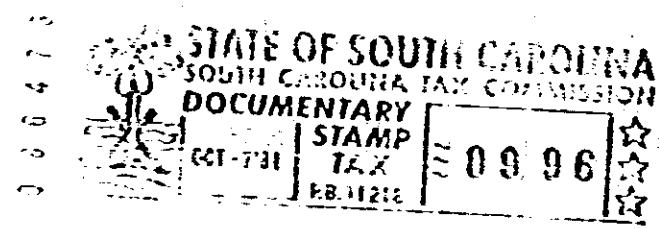
Beginning at an iron pin at or near the end of Plumley Drive and running thence in a Southerly direction 300 feet to an iron pin; thence in a westerly direction 150 feet to an iron pin; thence in a northerly direction 300 feet to an iron pin; thence in an easterly direction 150 feet to an iron pin at or near the end of Plumley Drive the beginning corner. Containing one and one/tenth (1 1/10) acres, more or less.

Grantor further grants to the Grantees, their heirs and assigns forever, as easement water right use of water from the Spring Branch on Grantor's property to the extent of Grantor's rights to the use of said Spring Branch waters from a Spring on the property commonly known as the Greenville Water Shed.

Derivation: This is the same property which the mortgagors received by general warranty deed dated October 7, 1981 and recorded in Deed Book 1156 at Page 384.

Mortgagee's Address: Rt. 3, Box 304, Travelers Rest, South Carolina 29690.

GCTO ----- OC 681 020



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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4.00CD

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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