

1555 815

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 21 9 52 AM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GARY E. OWENSBY AND GAIL C. OWENSBY

(hereinafter referred to as 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 TEN THOUSAND AND NO/100-----

-----Dollars (\$ 10,000.00) due and payable
IN NINETY-SIX (96) equal payments of One Hundred Ninety Eight and 71/100 (\$198.71) Dollars each, beginning December 5, 1981 and due the 5th day of each month thereafter until paid in full.

with interest thereon from October 21, 1981 the rate of 18.00 / ~~per annum~~ Annual percentage rate to be paid:

AS SET OUT ABOVE.

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

ALL that piece, parcel or lot of land situate, lying and being on the Northern side of Roe Ford Road in the County of Greenville, State of South Carolina, being known and designated as Lot No. 84, Stratford Forest, as shown on a plat thereof prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 89 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Roe Ford Road at the joint front corner of Lots Nos. 84 and 85, and running thence with the line of Lot No. 85 N. 24-15 W. 266.1 feet to an iron pin; thence with the line of Lots Nos. 90 and 91 N. 54-45 E. 178.2 feet to an iron pin at the joint rear corner of Lots Nos. 83 and 84; thence with the line of Lot No. 83 S. 27-08 E. 336.5 feet to an iron pin on the Northern side of Roe Ford Road; thence with the Northern side of Roe Ford Road S. 76-22 W. 195 feet to the point of beginning.

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.

Derivation: Deed Book 1143, Page 427 - The Peoples National Bank of Greenville, et. al 2/27/81

OCT 21 1981 805

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
OCT 21 1981
\$ 04.00
RS 11-18

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.

4328 RV-2