

MORTGAGE - INDIVIDUAL
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
JAN 26 11 21 AM '83
S. TANKERSLEY
R.M.C.

ADDRESS: P.O. Box 1034
Greenville, S.C.
29602

MORTGAGE OF REAL ESTATE BOOK 1592 PAGE 943

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Barbara T. Janes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nelle Cowan

(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

Two Thousand Seven Hundred Ninety-two and 71/100-----Dollars (\$ 2,792.71) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference.

~~with interest thereon at the rate of 12% per annum~~

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 tract of land, together with all improvements thereon, situate, lying and being in Bates Township, County of Greenville, State of South Carolina, containing 25.801 acres, more or less, being a portion of a plat of Property of J. Bearden and Carolyn C. Brown, dated June 18, 1969, prepared by Robert Jordan, as shown in Plat Book 4-B at Page 107, and a portion of property as shown on a plat for Hazel S. Wingard, prepared by W. R. Williams, Jr., dated March 23, 1970 as shown in Plat Book 4-D at Page 131-A, both plats recorded in the R.M.C. Office for Greenville County, S. C., conveyance has the following metes and bounds:

BEGINNING at an iron pin at the corner of the premises herein described and property now or formerly of C. Douglas Wilson, the following courses and distances: N. 25-36 W. 543.2 feet to an iron pin, thence N. 25-02 W. 500.7 feet to an iron pin in the line of property now or formerly of Hudson, S. 38-38 W. 1451.9 feet to an iron pin; thence with a new line S. 64-06 E. 1166.13 feet to an iron pin in the line of property now or formerly of Broadus Cox; thence with the line of property now or formerly of Cox, N. 23-29 E. 763.21 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of J & B Investment Company, a South Carolina General Partnership recorded April 18, 1982 in Deed Book 1165 at Page 694 in the R.M.C. Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
01.12
RS 11219

Together with all and singular rights, members, hereditaments, 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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