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GREENVILLE

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONNICK  
R.M.C.

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

WHEREAS, MARGARET GOWER

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLARA C. LEE

(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

Forty-one Thousand Five Hundred and 00/100----- Dollars (\$ 41,500.00----) due and payable

in accordance with terms and conditions of note of even date

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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 in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville, known and designated as Lot No. 15 of the subdivision known as Augusta Circle as shown on plat of record in the R.M.C. Office for Greenville County, South Carolina, in the Plat Book "F" at Page 23, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of West Augusta Drive, the joint corner of Lots Nos. 14 and 15, and running thence with the joint line of these lots North 20.16 East, 160 feet to an iron pin on line of Lot No. 5; thence with the joint line of Lot 5 and 15, South 55.15 East, 50 feet to an iron pin, joint corner of Lots Nos. 15 and 16; thence with the joint line of Lots 15 and 16, South 20.16 West, 160 feet to an iron pin on the North side of West Augusta Drive; thence with said Drive North 55.15 West, 50 feet to the point of beginning.

THIS conveyance is made subject to any and all recorded rights-of-ways, easements, conditions, restrictions, and zoning ordinances pertaining to the property herein conveyed, and in addition is subject to any of the foregoing which may appear from an inspection of the premises.

ALSO:

ALL that certain piece, parcel or strip of land situate, lying and being in Greenville Township, County and State aforesaid, near the City of Greenville, known and designated as a part of Lot No. 14 on plat recorded in Plat Book "F" at Page 23, being a strip 2-1/2 feet in width, along the eastern side of said lot, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Augusta Drive at the corner of Lot No. 15 and running thence with the line of said lot N. 20-16 E. 160 feet to iron pin; thence N. 55-15 W. 2-1/2 feet to iron pin; thence in a line parallel with the line of Lot No. 15 S. 20-16 W. 160 feet to iron pin on West Augusta Drive; thence with the northern side of West Augusta Drive 2-1/2 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor herein by deed of Clara C. Lee dated September 15, 1983, and recorded in the the R.M.C. Office for Greenville County in Deed Book 1196 at Page 378 on September 16, 1983.

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.

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