

F. L. D.
APR 13 1961 A.M.



WHEREAS, I, Ulysses C. Owens

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

Mrs. O. Farnsworth
R. M. C.

(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

Seven Hundred Thirty-eight and 98/100 Dollars (\$ 738.98) due and payable.

Payable seven months from date

with interest thereon from date at the rate of 6 per centum per annum, to be paid in advance

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, Grove Township, being part of tract No. 1

of the W. W. Stover lands, according to a plat recorded in Plat Book C, page 70, R. M. C. Office for said Greenville County, and having the following metes and bounds, to wit:

BEGINNING at a point in the center of a public road, and thence running with the said road N 55 1/4 E. 13.63 chains to a stone, OM; thence N 53 1/2 E. 16.10, crossing Grove Creek, to a stone, OM; thence S. 63 1/2 E 64 links to a stone in the center of the branch; thence down the branch in a southerly direction 19.53 chains to a point in the center of the branch where the said branch joins Grove Creek; thence along Grove Creek S 2 3/4 E 3.50 to the center of a bridge over Grove Creek, on Public Road, thence along the said corner, in a northwesterly direction 23.35 chains to the beginning corner, containing 28.95 acres, more or less, according to a survey of G. A. Ellis, dated February 28, 1938.

This is a part of the land conveyed by Joint Stock Land Bank of Raleigh to C. G. Gunter, Incorporated, by its deed dated December, 1, 1934, recorded in Deed Book 168, page 333, R. M. C. Office for Greenville County.

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.

Paid in full and satisfied Dec. 1, 1961
Bank of Piedmont

Ulysses C. Owens
Mrs. O. Farnsworth
RECORDED
APR 13 1961
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.
4438 DEED BOOK 168 PAGE 44712