

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James W. Cowart and Ola Henshaw Cowart,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Louis Morgan

(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

Fifteen Hundred and No/100-----Dollars (\$ 1500.00 ) due and payable

Due and payable at the rate of \$87.35 per month for a period of eighteen (18) months beginning April 15, 1965 and continuing thereafter until paid in full; payments to be applied first to interest, balance to principal.

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly

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, Chick Springs Township, being Lot No. 2 on a plat of Property of B. M. Grant, as made by C. C. Jones & Ass. Engrs. on October 18, 1955, and being more particularly described as follows:

BEGINNING at an iron pin 156.2 feet from the southwest corner of the intersection of Donnan Road and Lee Road, running S. 75-29 W. 100.3 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence S. 67-05 W. 90.7 feet to a point on the line of Lots 4 and 5; thence S. 16-38 E. 81 feet to an iron pin on the line of Lot No. 1; thence N. 77-32 E. 180.1 feet to an iron pin on Donnan Road; thence along Donnan Road N. 10-23 W. 100 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by Ted D. Clement, Jr. and Martha McCain Clement by their deed of even date herewith and recorded herewith.

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, 5-7-1965*  
*Louis Morgan*

Witness:  
*Vivian Carlisle*

SATISFIED AND CANCELLED OF RECORD  
14 DAY OF May 1965  
Allie Farnsworth  
C. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:00 O'CLOCK A.M. NO. 31792