

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1140 PAGE 411

Oct 27 9 49 AM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert Owens and Thelma Owens,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marion Wooten

(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

Thirty-three Hundred Dollars (\$ 3,300.00) due and payable

at a rate of Twenty-five and no/100 Dollars (\$25.00) per month until principal and interest are paid in full

with interest thereon from date at the rate of 7% per centum per annum, to be paid annually

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, located about one (1) mile west of Greer, South Carolina, at the Southeastern intersection of Bent Creek Drive and Bowers Circle and being shown and designated as all of lot # 43 on plat of property entitled King Acres made by John Simmons, Surveyor, dated August 10, 1963, recorded in Plat Book YY page 153, Greenville County R. M. C. Office and having the following courses and distances to-wit:

BEGINNING at an iron pin at the joint front corner of lots # 42 and 43 on said plot and running thence S. 67-27 E. 160 feet to point on line of lot #44; thence with lot # 44 N. 22-33 E. 120 feet to iron pin on the Southern side of Bowers Circle; thence with Bowers Circle N. 67-27 W. 140 feet to iron pin; thence on curve 28.3 feet according of which is S. 67-33 W. to iron pin on Bent Creek Drive; thence with said drive, S. 22-33 W. 100 feet to beginning corner.

This is the same property conveyed to Ratterree-James Insurance Agency by King Acres, Inc. by deed recorded in Deed Book 772 page 103, Greenville County R.M.C. Office.

This is the same property deeded April 16, 1968 by Ratterree-James Insurance Agency recorded in Deed Book 842, page 250.

This is a second mortgage to one held by Citizens Building and Loan of Greer, South Carolina.

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; if 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 April 28, 1970.

C. W. McMillan