

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

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CONVEYERS TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JERRY L. and WANDA J. OWENS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CORDELIA RICH

(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 Four Thousand Eight Hundred and No/100

Dollars (\$ 4,800.00) due and payable

in 180 equal installments of \$51.58 beginning on the first day of March, 1980 and continuing thereafter on the first day of each successive month until paid in full, the last payment being due and payable, if not sooner paid, on the first day of February, 1995

with interest thereon from date at the rate of 10 per centum per annum, to be paid: included in payments

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 piece, parcel or lot of land situate, lying and being on the northern side of Berea Lane and being known and designated as Lot No. 7 on plat of property of J. E. Williams recorded in the RMC Office for Greenville County in Plat Book "HH", at Page 141, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Berea Lane at the joint front corner of Lots Nos. 7 and 8 and running thence along said Lane, North 84-31 West 100 feet to an iron pin; thence along the joint line of Lots Nos. 6 and 7, North 5-29 East 167.4 feet to an iron pin; thence South 84-15 East 100 feet to an iron pin; thence along the joint line of Lots Nos. 7 and 8, South 5-29 West 167 feet to the point of BEGINNING."

This is the same property conveyed to the Mortgagors by deed of Valerie O. Hughes and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX STAMP
1980

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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.

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