

MORTGAGE OF REAL ESTATE

FILED

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

BOOK 1581 PAGE 986

COUNTY OF GREENVILLE

SEP 30 4 01 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, George E. Cowart and Cheryl W. Cowart,

(hereinafter referred to as Mortgagor) is well and truly indebted unto William B. Morris, his heirs and assigns forever,

(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

Three Thousand Five Hundred and NO/100 ----- Dollars (\$ 3,500.00 ) due and payable

ACCORDING TO THE TERMS OF A PROMISSORY NOTE EXECUTED HEREWITH

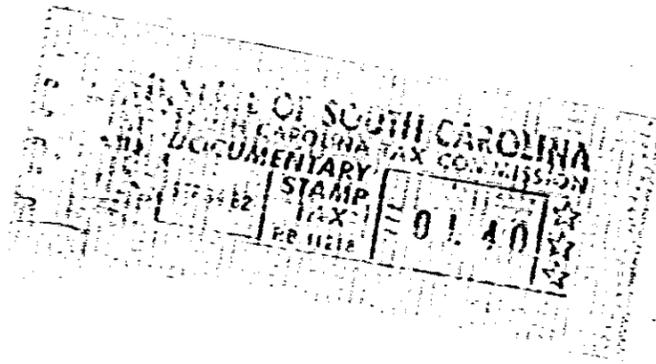
with interest thereon from DATE at the rate of 10% per centum per annum, to be paid: monthly

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, at the southwestern side of the intersection of Gordon Street Extension and Owens Street, being shown and designated as Property of Eddie W. Alphin on a plat made by Carolina Engineering and Surveying Company, dated April 1, 1969, recorded in the RMC Office for Greenville County in Plat Book 4A at Page 141 and also shown as Lot A, being the northern one-half of Lot 26 of the property of India E. Pepper, et al, as revised for Oscar Thomas by survey of Dean G. Edens, R.L.S., dated May 22, 1961, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW at Page 88, reference to which plat is hereby craved for the metes and bounds thereof.

Being the same property conveyed to the Mortgagors by the Mortgagee by deed dated September 27, 1982, and recorded herewith on in the RMC Office for Greenville County in Deed Book 1174 at Page 862.



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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 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 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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