

1851 20863

Mortgagee's address:
Dixie Circle
Greenville, SC 29605

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN;

MAR 12 9 32 AM '84

WHEREAS, THOMAS M. COWART
CONNIE S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto LAWRENCE REID

(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

TWENTY THOUSAND Dollars (\$ 20,000.00) due and payable

in 84 equal, consecutive monthly installments of \$342.45, commencing April 6, 1984, and continuing on the 6th day of each month thereafter until paid in full,

with interest thereon from date at the rate of 11% 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 Mortgagee'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

ALL that certain piece, parcel, or lot of land, situate, lying and being in the City and County of Greenville, South Carolina, being shown and designated as the major portion of Lot 5 and Lot 6, Block C, CAROLINA COURT, on a plat recorded in the RMC Office for Greenville County in Plat Book F, at Page 96, and having, according to a Plat of Property of Lawrence Reid, recorded in Plat Book 6-B, at Page 52, the following metes and bounds:

BEGINNING at an iron pin on Laurens Road at the joint front corner of Lot 4 and Lot 5, and running thence N 25-50 E, 72.3 feet to a point; thence N 33-47 E, 48.7 feet to an iron pin; thence N 19-52 E, 64.9 feet to an iron pin; thence along the joint line of Lots 5, 6 and 12, S 55-26 E, 128.2 feet to an iron pin on Eastlin Street; thence with said Street, S 23-55 W, 164.0 feet to a curve; thence with curve, 25 feet more or less; thence with Laurens Road, N 55-45 W, 110.5 feet to an iron pin, the point of beginning.

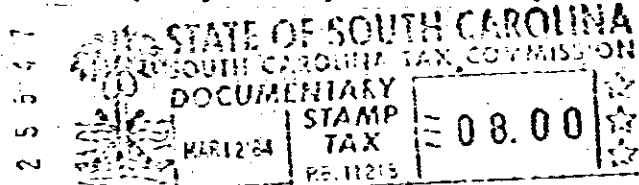
This is the same property conveyed by Lawrence Reid to Thomas M. Cowart by deed recorded April 6, 1977, in Deed Book 1054, at Page 205.

ALSO ALL that certain piece, parcel or lot of land, being triangular in shape, situate, lying and being in the City and County of Greenville, South Carolina, being shown and designated as Part of Lot 5, Block C, CAROLINA COURT, on a Plat entitled "Property of Southern Investments, a General Partnership", dated September 13, 1983, prepared by Freeland & Associates, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the joint rear corner of Lots 4 and 5, and running thence, S 19-52 W, 64.78 feet to an iron pin; thence S 34-04 W, 50.13 feet to an iron pin; thence N 25-29 E, 114.04 feet to an iron pin, the point of beginning.

This is the same property conveyed by Lawrence Reid to Thomas M. Cowart by deed recorded October 4, 1983, in Deed Book 1197, at Page 749.

This mortgage is junior in lien to that certain mortgage from Thomas M. Cowart to Travelers Rest Federal Savings and Loan Association in the original amount of \$120,000.00, recorded April 6, 1977, in REM Book 1393, at Page 953.



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 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.