42 Montrose Drive, Greenville, South Carolina 29607 LEATHERWOOD, WALKER, TOOD & MARKER, MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. 609:1507 FASE

STATE OF SOUTH CAROLINA AFF 2 4 43 PH 182 COUNTY OF GREENVILLE DOLLAR AFFERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. R. Owings, Jr. and Rebecca R. Owings

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. R. Owings

(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

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's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, in a subdivision known as Medical Court, being known and designated as Lot No. 2 of said subdivision and being described according to a plat prepared by the Piedmont Engineering Service, Greenville, South Carolina, dated September, 1949, entitled "Plat of Medical Court, Greenville, South Carolina", which plat is of record in the RMC Office for Greenville County, South Carolina, in Plat Book W, at page 77. The property herein conveyed has according to the aforementioned recorded plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at a point in the center of a 20-foot street at the joint front corner of Lots Nos. 1 and 2, which point is 102 feet from the intersection of said 20-foot street and Pendleton Street, and running thence along the common line of Lots Nos. 1 and 2, S. 71-27 E. 80 feet to an iron pin; thence S. 18-24 W. 50 feet to an iron pin, the joint rear corner of Lots Nos. 2 and 3; thence along the common line of Lots Nos. 2 and 3, N. 71-27 W. 80 feet to a point in the center of the aforementioned 20-foot street; thence along the center of said 20-foot street, N. 18-24 E. 50 feet to the beginning corner.

This property is conveyed subject to easements and restrictions established for the mutual benefit of all property in Medical Court Subdivision as shown upon a plat recorded in Plat Book W, at page 77, RMC Office for Greenville County, being the same property conveyed by deed of the within Mortgages in Deed Book 1164 Page 899 on April 2, 1982.

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 RESERVE OF THE PROPERTY OF

The Mortgagor covenants that is 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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