HAY & 9 57 M '83

DONNIE S AND ASSEMORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Countain Zun

2/ +8011 1005 PACE 687

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

(hereinafter referred to as Mortgagor) is well and truly indebted un to

WHEREAS, J. Troy Godwin, Jr.

James William McDowell

(hereinafter referred to as Mortgagoe) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Thousand and no/100ths-----\_\_\_\_\_ Dollars (\$ 4,000.00) due and payable

as set forth in note by mortgagor of even date

## <del>WITH THE TOTAL TO</del>

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 dabt, 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, bergain, sell and release unto the Mortgagee, its successors and an-

"ALL that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Caroline, County of GREENVILLE, containing 2.54 acres, excluding road right-of-ways, and being shown on a plat of property of J. Troy Godwin, Jr., prepared by C. O. Riddle, RLS, on Marcy 20, 1981, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 95 at Page 4/, and which tract has according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Greenpond Road, joint front corner of the winin described property and property of Frances S. McDowell and running thence along center of Greenpond Road S. 6-48 E., 210 feet to a nail and cap; thence leaving said road N. 79-34 E., 547.56 feet to an iron pin; thence turning and running N. 2-46 W., 210 feet to an iron pin; thence S. 79-43 W., 562.27 feet to a point, the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of James William McDowell of even date, to be recorded herewith.

> We have not examined the Courthouse records nor is this title certilied. Younts, Gross, Gault & Smith

DOCUMENTARY 1 STAMP

Together with all and singular rights, members, herditaments, and oppurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 whomspaver lawfully claiming the same or any part thereof.