

FILED
GREENVILLE CO. S. C.

SEP 23 4 02 PM '79

OLLIE FANNING
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALBERT E. OWENS and
MARY ALICE S. OWENS

_____(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 **Seven Thousand and No/100ths** -----

DOLLARS (\$ 7,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

September 1, 1985

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Southwestern side of Monaghan Avenue near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 45 as shown on plat of property of Victor-Monaghan Company Development No. 1 made by Dalton & Neves, Engineers, dated December 1941, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at page 39, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Monaghan Avenue at the joint front corner of Lots Nos. 44 and 45, and running thence along the common lines of said lots S. 44-40 W. 246.7 feet to an iron pin, joint rear corner of Lots Nos. 42, 43, 44 and 45; thence along the rear line of Lots Nos. 42 and 41 N. 72-23 W. 203 feet to an iron pin in the line of Lot No. 40; thence along the common line of Lots Nos. 40 and 45 N. 7-52 E. 101.2 feet to an iron pin at the corner of Lot No. 40; thence N. 73-52 E. 288 feet to an iron pin on the Southwestern side of Monaghan Avenue; thence along the Southwestern side of Monaghan Avenue S. 49-0 E. 100.9 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Walter B. Meaders, dated January 14, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 614 at page 487.