

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
JAMES D. MCKINNEY, JR.
ATTORNEY AT LAW

BOOK 1175 PAGE 411

MORTGAGE OF REAL ESTATE
OLIE FARNSWORTH
R. M. C. COWART
WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Robert E. Cowart and Esther M. Cowart

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of 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 seventy-nine hundred and ninety-nine and 80/100---

----- Dollars (\$ 7,999.80) due and payable in sixty equal monthly installments of \$133.33, the first payment to be due January 15, 1971, and the remaining payments to be due on the 15th day of each and every month thereafter until paid in full,

with interest thereon from ~~date~~ maturity at the rate of eight 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, and in the City of Greenville, being known and designated as Lot No. 8 as shown on plat of Maple Heights recorded in the R. M. C. Office for Greenville County in Plat Book EH at page 49, and having the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Keith Drive, joint front corner of Lots Nos. 7 and 8, and running thence with Keith Drive, S. 44-55 E. 150.3 feet to iron pin; thence with the curvature of said road as it meets Lowndes Hill Road, S. 25-12 W. 30.6 feet to iron pin on the northern side of Lowndes Hill Road; thence with Lowndes Hill N. 84-58 W. 55 feet to iron pin; thence N. 89-53 W. 109.5 feet to an iron pin on the northern side of Lowndes Hill Road at the joint corner of Lots Nos. 8 and 9; thence with the line of Lot No. 9, N. 7-07 E. 51.3 feet to an iron pin, joint rear corner of Lots Nos. 7, 8 and 9; thence with the line of Lot No. 7, N. 45-05 E. 110 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.