

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1307-725

WHEREAS, I, James R. Owens,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Ten Thousand and No/100

Dollars (\$ 10,000.00 ) due and payable

\$126.68 on May 15, 1974 and a like amount on the 15th day of each month thereafter until paid in full with interest first deducted and balance to principal with right of anticipation

due

with interest thereon from/date at the rate of nine per centum per annum, to be paid: on demand

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, Town of Fountain Inn, at the intersection of Givins Farm (Georgia Road) and Andrews Lane, and being described according to a plat thereof prepared by Piedmont Engineering Service, Greenville, S. C., entitled "Property of Fairview Mills, Inc., near Fountain Inn, S. C.", and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Givins Farm (Georgia) Road and Andrews Lane, and running thence along the Southern side of said Givins Farm (Georgia) Road, S. 55-50 W. 112.9 feet to an iron pin on the Eastern side of a 10-foot alley; thence along the Eastern side of said 10-foot alley, S. 33-00 E. 150 feet to an iron pin; thence S. 69-40 E. 81.7 feet to an iron pin on the Northwestern side of a 12-foot alley; thence along the Northwestern side of said 12-foot alley, N. 33-06 E. 44.3 feet to an iron pin; thence N. 56-17 W. 70.5 feet to an iron pin (along line of property now or formerly of Dupree); thence continuing along said Dupree line, N. 33-15 E. 100.8 feet to an iron pin on the Southern side of Andrews Lane, N. 56-26 W. 103 feet to an iron pin, the beginning corner.

This being the same property as conveyed to Mortgagor by deed from Frank P. McGowan, Jr., Master, being simultaneously recorded.



Together with all and singular rights, members, herditaments, 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.