

MORTGAGE OF REAL ESTATE -

BOOK 1555 PAGE 518

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

OCT 16 11 05 AM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, James H. Lange and Ursula Lange

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. Frank Owens and Ella Mae Owens

(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 Eight Thousand Five Hundred and no/100-----
-----Dollars (\$ 8,500.00) due and payable

at the rate of Two Hundred and no/100 (\$200.00) Dollars per month until fully paid, but no later than June 1, 1984.

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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, being know and designated as part of lot 2, Block Q, as shown on a plat thereof made by Pickell and Pickell, Engineers, Greenville, South Carolina, February 25, 1952, and recorded in the RMC Office for Greenville County in Plat Book LL at Page 3 and having, in the aggregate, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Talley Bridge Road and running thence S. 29-20 E. 300 feet to an iron pin; thence S. 58-03 W. 135 feet to a point; thence in a northwesterly direction to a point on the southern side of Talley Bridge Road; thence N. 58-03 E. 120 feet to the point of beginning.

THIS being part of the same property conveyed to the mortgagors herein by deed of B. Frank Owens, et. al., dated October 15, 1981, and recorded in the RMC Office for Greenville County at Deed Book 1156, Page 887.

THIS conveyance is made subject to all easements, rights-of-way, restrictions, roadways, or protective covenants which may appear on the public records of Greenville County, calling particular attention to restrictions which appear at Deed Book 559, page 84.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
OCT 15 1981 TAX \$ 03.40
FR. 11218

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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 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.

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