

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 898 PAGE 65
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
AUG 3 1962
M. C. Farnsworth

WHEREAS, We, Lewis A. Fowler, Jr. and Annie B. Fowler
(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Four Hundred Ninety Five and No/100
Dollars (\$ 495.00) due and payable

31x Months after date

with interest thereon from date at the rate of _____ per centum per annum, to be paid: Semi-annually, in Advance

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, located on the North side of the Georgia Road, west of the Town of Simpsonville, adjoining lands of Jimmy Garrett Place and Edgar Fowler, and being more fully described as follows:

BEGINNING at a point in the center of a bridge over a branch and on the north side of the Georgia Road, and running thence up said branch 74 feet to a point in the center of said branch; thence N. 72 W. 187 feet to an iron pipe; thence along Edgar Fowler line S. 20 W. 105 feet to a point on north side of Georgia Road; thence along said road S. 86 E. 187 feet to the beginning corner, and being the same tract conveyed this day to Lewis A. Fowler, Jr. and Annie B. Fowler by Robert Eddy Vaughn and Almeta W. Vaughn, deed not yet recorded, to be recorded in the Greenville County R. M. C. Office, and this instrument is given to secure a balance on the purchase price of said lot.

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.

Paid in Full

The Farmers Bank of Simpsonville, S. C.
By D. L. Bramlett, Jr.

Witness

Ann W. Hughes
Annie Mae Kellett

SATISFIED AND CORRECT COPY ON RECORD

4 Jan. 1965
Allie Farnsworth
R. M. C. Office, Greenville, S. C.
10:30 A.M. 1886X