

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1153 PAGE 623

APR 29 11 09 AM '70 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH R. M. C. WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CECIL F. WYNN

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. J. and VIRGINIA R. BOWEN,

(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 Sixteen Thousand & no/100 dollars

Dollars (\$ 16,000.00) due and payable

Three Thousand dollars and interest to be paid on or near of the 1st. of Jan. each year until paid. With an option of paying off the entire balance without a penalty:

with interest thereon from date at the rate of 5% per centum per annum, to be paid: Jan 1st.

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,

Beginning at an iron pin on the Motor Boat Road, near the City of Greenville, running 236.2 ft. South to the corner of C. J. Bowen's property thence 300.3 ft. East to an iron pin thence South to an iron pin thence East 170.4 ft. to property of now or formerly burdine property thence Northeast 206.3 ft and 94.1 ft. to a point on Shady Cove Lake property thence 80.5 to property line bordered on the East by C. E. Harkin property. Thence 226.4 ft. to C. J. Bowen property. thence, running South 135 ft. thence 191.1 ft. to beginning point. Within this boundry is the Shady Cove Fishing Lake which is 6.15 acres. On the South side of this said fishing Lake is 2.78 acres.

This is according to the plat that was drawn by C. O. RIDDLE surveyor for this party;

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.