

MORTGAGE OF REAL ESTATE - GREENVILLE CO. S. C. CLARENCE E. CLAY, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } MAR 29 9 29 AM '72 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN,
R. H. C.

WHEREAS, I, Mollie S. Fowler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company of Greenville, South Carolina

(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, Eight Hundred Forty-seven & 36/100-- Dollars (\$8,847.36) due and payable

in seventy-two (72) monthly installments of One Hundred and Twenty-two (\$122.88) & 89/100 Dollars each, the first installment to become due one month after date, and a like installment to become due on the same day of each and every month thereafter until full payment of this indebtedness has been completed

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, on the southerly side of State Park Road, containing 2.43 acres, and being shown and designated as the property of Carl W. and Mollie S. Fowler on plat of property of Roy W. and Juanita F. Land, prepared by C. O. Riddle, RLS, May 1969, and being recorded in the RMC Office for Greenville County in Plat Book 4-B, page 105, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on State Park Road and running thence along the line of Holtzclaw S. 42-04 W. 403.8 feet to an iron pin; running thence N. 9-14 W. 80.5 feet to iron pin; running thence S. 50-16 W. 228.8 feet to an iron pin; running thence S. 49-32 E. 248.6 feet to an iron pin; running thence N. 40-28 E. 638.5 feet to a point on State Park Road; thence with State Park Road, N. 73-39 W. 150 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 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.