

FILED
GREENVILLE CO. S. C.

1382 827

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 13 3 12 PM '77
DANNIE S. TANKERLEY
CLERK

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Jack E. & Betty Jean W. Bowers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul B. & Emily Gilreath

(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 Five Hundred and no/100-----

----- Dollars (\$ 500.00) due and payable
on June 17, 1976 a cash payment of \$125.00 and a like payment of \$125.00 cash on
September 17, 1976 and on Dec. 17, 1976 and on March 17, 1977

with interest thereon from None at the rate of None per centum per annum, to be paid: None

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, Paluda Township, known as a part of the land conveyed to Maggie Gilreath by deed from Frank Tranel, Arther Tranel and Jessie Tranel. Adjoining lands of Maggie Gilreath, Jessie Wood and Wesley Johnson.

BEGINNING on a stone N. 62 1/2 E. 5.85 to an iron pin; thence S. 28 E. 2.55 to an iron pin on branch; thence S. 25 W. 4.42 to iron pin on branch; thence N. 52 W. 5.70 to the beginning corner. Contains two acres more or less.

This is the same property recorded in REC Office for Greenville County in Book 184 at Page 36.

This property is conveyed subject to all restrictions, right of ways, easements and zoning ordinances of record or on the ground affecting said property.



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 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.

0 8 2 7

4328 RV-23