

MORTGAGEES ADDRESS: P.O. Box 1943, Greenville, S. C. 29608

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
1959 MAR 17

MORTGAGE OF REAL ESTATE

1455 851

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GLEN A FOWLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto LLOYD W. GILSTRAP

(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 **SEVEN THOUSAND, FIVE HUNDRED, THIRTY FOUR**

AND 96/100ths

Dollars \$ 7,534.96 - due and payable

in monthly installments of \$94.05 per month, beginning February 4, 1979 and continuing until paid in full. Said payments shall be applied first to interest, balance to principal,

with interest thereon from date at the rate of $7 \frac{3}{4}$ per centum per annum, to be paid monthly as aforesaid,

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 known as Lot No. 10 on a plat of the property of Jerry E. Smith, prepared by Wm. A. Hudson, Surveyor, dated January 16, 1914 and recorded in Plat Book C at page 122 in the RMC Office for Greenville County and having such metes and bounds as appear by reference to said plat. Said lot is also known as #202 Fair Street.

THIS is the identical property conveyed to the Mortgagor by deed of Lloyd W. Gilstrap to be recorded of even date herewith.

RECORDED
MAR 17 1959
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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 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, whomever lawfully claiming the same or any part thereof.

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