

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1509 PAGE 30

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

OFF. FILED
S. C.
I, C. W. Bowen, Jr.,
S. S. LEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Janie G. 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

Nine Thousand and Five Hundred and no/100 Dollars (\$9,500.00) due and payable in equal successive monthly instalments of One Hundred and Ninety (\$190.00) Dollars each, including interest, first instalment due and payable the 15th day of March, 1980, and a like instalment on the same day of each succeeding month thereafter until both principal and interest are paid in full, with right to anticipate payment of the whole or any amount prior to maturity,

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

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 of my undivided one-half interest in and to:

"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, and being known and designated at Lot No. 44 of Wellington Green, Section 2, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at page 117, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the northeastern side of Imperial Drive, at the joint front corner of Lots Nos. 43 and 44, and running thence along the line of Lot No. 43, N. 31-43 E. 188.5 feet to an iron pin in the rear line of Lot No. 45; thence along the line of Lot No. 45, N. 57-49 W, 83.2 feet to an iron pin on the southeastern side of Kenilworth Drive; thence along Kenilworth Drive S. 38-38 W. 135.1 feet to an iron pin at the corner of the intersection of Kenilworth Drive and Imperial Drive; thence around the corner of said intersection and following the curvature thereof, the chord being S. 0-40 E. 69.5 feet to an iron pin on the northeastern side of Imperial Drive; thence along the northeastern side of Imperial Drive S. 58-08 E. 56 feet to the beginning corner, and being the same that was conveyed to me and Virginia R. Bowen by Michael T. Casey and Bronna F. Casey by deed dated May 3, 1970, and recorded in the R. M. C. Office aforesaid in Deed Book 890 at page 490.

The lien of this mortgage is secondary to the lien of any mortgage, or other lien, now of public record over the same interest hereby mortgaged in the above described property.

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.

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