

## MORTGAGE OF REAL ESTATE

WALKER, EVANS &amp; EGGLEWELL CO., CHARLESTON, S. C. 14898-2-12-40

STATE OF SOUTH CAROLINA, )

COUNTY OF GREENVILLE. )

## TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, R. P. Bowen, of Greenville County, in the State aforesaid, SENDS GREETINGS:

WHEREAS, I the said R. P. Bowen in and by my certain promissory note of even date am well and truly indebted to Augustus W. Smith, as Agent, in the full and just sum of Twenty-one Hundred (\$2100.00) Dollars to be paid in seven equal instalments of Three Hundred (\$300.00) Dollars each, due in one, two, three, four, five, six and seven years from date, with interest thereon from date at the rate of six per cent. per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon, and foreclose this mortgage, said note further providing for an attorney's fee of ten per cent. in case of suit or collection by or through an attorney, which, in addition to said debt, is hereby secured and made a lien on the premises, as in and by the said note or obligation and condition thereof reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of said note or obligation, and, also, in consideration of the further sum of Three Dollars, to R. P. Bowen, the said mortgagor, in hand, well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, I, the said mortgagor Have Granted, Bargained, Sold and Released by these Presents do Grant, Bargain, Sell and Release unto the said mortgagee:

All that tract of land in Gantt Township, County of Greenville, State of South Carolina, and being on the West side of Grove Road, having the following boundaries and distances according to survey and plat made by Dalton and Neves, Engineers, August 1922, beginning at a point in the center of Grove Road, corner of T. A. Osteen tract and Mrs. Blackley tract; and running with the center of said Grove Road S. 14° 45' E. 680 feet to a corner between property herein described and the remaining portion of the Osteen tract; thence S. 71° 15' W. 1804 feet to a stake on line between this property and the property now or formerly of C. C. Good; thence N. 4° 45' E. 615 feet to iron pin; thence N. 80° 15' W. 360 feet to iron pin on bank of branch; thence N. 47° 45' W. 360 feet to iron pin on bank of branch; thence N. 47° 45' E. 94.7 feet to a stake in branch; thence N. 16° 25' E. 91.4 feet to iron pin; thence N. 14° 30' E. 545.2 feet to an iron pipe on line between the properties now or formerly of C. C. Hindman and Mrs. D. J. Mitchell thence S. 85° 25' E. 1609.7 feet to the beginning corner, containing forty (40) acres, more or less, and being the same property conveyed to me Befamp, Inc. by deed to be recorded herewith.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, be in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, his heirs, successors, administrators, executors and assigns forever. And I, the said mortgagor, do hereby bind myself, my Heirs, Successors, Executors, and Administrators, and Assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs, Administrators, Executors, Successors and Assigns, from and against me and my Heirs, Executors Successors, Administrators and Assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

And, the said mortgagor, his Heirs, Successors, Executors, Administrators, and Assigns hereby specifically agree and covenant to do and perform the following acts and to comply with the following conditions:

1. To pay all taxes, charges, public rates or assessments on the above described property, as and when due, and before any of them become delinquent.
2. To make or permit no waste, alteration or removal of any improvements, now or hereafter on the said property without the mortgagee's written consent.
3. To insure the house and buildings now or hereafter erected on the said lot or lots in the sum of not less than its insurable value Dollars, and to pay for the said insurance, and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be required by the mortgagee, and assign the Policy of Insurance to the said mortgagee.
4. To pay the said debt or sum or sums of money as provided in said note or obligation and in this mortgage, with interest thereon, according to the true intent and meaning of the said note or obligation and this mortgage, together with all costs and expenses which the said mortgagee shall incur, including attorney's fees chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

And upon default in the payment of any of the principal of said debt, or of any interest thereon, at the time the same is due; or upon default in the payment of any and all sums