10M 12-47 No. 142—MORTGAGE OF REAL ESTATE—(Patterson Form) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
FEB 24 2 21 PM 1980
MARTHA FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

I, J. Ralph Fowler xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx SEND GREETING:

Whereas, I, the said J. Ralph Fowler

in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to Bank of Greer, Greer, S. C.

in the full and just sum of Twenty-four Hundred Dollars ($2400.00)

, to be paid as therein stated

, with interest thereon from maturity

at the rate of six per centum 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, 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said J. Ralph Fowler

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Bank of Greer, Greer, S. C. according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said J. Ralph Fowler

, in hand well and truly paid by the said Bank of Greer, Greer, S. C.

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said

Bank of Greer, Greer, S. C.

All that piece, parcel or tract of land in O'Neal Township, State and County aforesaid, near Mountain View School, on the surfaced road leading from Tigerville to Greer, containing SIXTY and Seventy-one Hundredths (60.71) ACRES, more or less, and being designated as Tract No. 1 of the T. E. Lynn Estate, according to survey and plat by H. S. Brockman, Surveyor, dated July 30, 1943, and having the following courses and distances, to wit:-

BEGINNING at a point in the Tigerville-Greer Road, corner of J. R. Fowler land, and running along the said road as a line N 39-10 W 83 feet; N 48-00 W 500 feet; N 46-40 W 300 feet; N 44-45 W 300 feet; N 41-27 W 200 feet; N 37-35 W 359 feet to nail and stopper in road; thence leaving said road and running thence along the center of waterway as a line N 45-45 E 690 feet to stake; thence S 81-00 E 791.5 feet to stake; thence S 85-15 E 1367 feet to stake on line of Bramlett property; thence S 14-02 E 393 feet to fence post; thence S 30-45 W 262.5 feet to W.O. Stump; thence N 47-45 W 207.5 feet to fence post; thence S 36-15 W 288 feet to fence post; thence N 40-45 W 86 feet to stone; thence S 49-00 W 1318 feet to the beginning corner. This is the same tract of land conveyed to me by B. W. Lynn Administrator by DEED recorded in R.M.C. Office for Greenville County in Vol 258, page 6.