

BOOK 768 PAGE 360

GREENVILLE CO. S. C.

DEC 11 9 02 AM 1958

MORTGAGE OF REAL ESTATE—Office of Love, Thurston & Arnold, Attorneys at Law, Greenville, S. C.

OLLIE FARNWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Hugh Ivey and Edna B. Ivey (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto J. Garfield Bowers and Helen G. Bowers

(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

TWO THOUSAND SIXTY AND NO/100— DOLLARS (\$ 2,060.00),

with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid:

In monthly installments of \$50.00 each, beginning on the 7th day of January, 1959, and continuing on the 7th day of each month thereafter until paid in full, with interest thereon front date at the rate of six (6%) per cent, per annum, to be computed and paid semi-annually in advance.

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 of property~~ tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, just off Little Texas Road and to the West of said road, containing 12.48 acres, more or less, and being shown on plat of property of J. Garfield Bowers and Helen G. Bowers, and being more particularly shown on a plat prepared by H. F. Corn, dated November 25, 1958, to be recorded, and according to said plat, being more particularly described as follows:

BEGINNING at an iron pin on the Northern side of the Bridwell Road, joint corner of property herein conveyed and property of J. Garfield Bowers and Helen G. Bowers, and running thence with property of Bowers, N. 85 W. 300 feet to an iron pin; thence N. 65 W. crossing a branch 100 feet to an iron pin; thence N. 20 W. 180 feet to an iron pin, corner of property now or formerly of McAuley; thence with line of said property S. 67 W. 1070.5 feet to an iron pin at corner of property now or formerly of McAllister; thence with the line of said property, S. 10-15 E. 215.9 feet to an iron pin on the Northern side of Bridwell Road; thence with the Northern side of said road, N. 84 E. 511.5 feet to a bend; thence continuing with the Northern side of said road, N. 73-15 E. 765 feet to the Beginning corner.

Being the same property conveyed to mortgagors by deed of J. Garfield Bowers and Helen G. Bowers of even date, to be recorded herewith.

It is understood and agreed that the lien of this mortgage is junior to the lien of a mortgage of even date from Hugh Ivey and Edna B. Ivey to Bank of Travelers Rest in the sum of \$2,200.00, to be recorded.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

*Paid in full and satisfied
this August 28th, 1961
Ollie Farnworth
J.G. Bowers
Helen G. Bowers*