

State of South Carolina }

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COUNTY OF Greenville

To All Whom These Presents May Concern: We, Harold Edward Fowler and Barbara Jean M. Fowler, hereinafter called the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by their certain promissory note in writing, of even date with these Presents, are well and truly indebted to Ratterree, James Insurance Agency, Inc.,

hereinafter called Mortgagee, in the full and just sum of Ten Thousand (\$10,000.00) - - - - - DOLLARS,

to be paid as follows: Four (4) months from the date hereof,

with interest thereon from date at the rate of six per centum per annum, to be computed and paid in advance until paid in full; all interest not paid when due to bear interest at the 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's 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 the said Mortgagor(s), 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 terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee 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 Mortgagee, Ratterree-James Insurance Agency, Inc., its Successors and Assigns:

All that certain parcel or lot of land situated on the south side of Benjamin Avenue and the west side of Clark Avenue, about one mile southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, being Lot No. 45 in BROOKHAVEN, property of the Dobson Estates, according to survey and plat by H.S. Brockman, Registered Surveyor, dated December 12, 1957, amended September 1, 1959, recorded in Plat Book RR, page 41, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Benjamin Avenue, corner of Lots Nos. 44 and 45, and running thence S. 10-55 W. 170 feet to an iron pin, rear corner of Lot No. 46; thence along the line of Lot No. 46, S. 79-25 E. 137.3 feet to the west side of Clark Avenue; thence along Clark Avenue, N. 35-30 E. 157.4 feet to an iron pin; thence a curving line to Benjamin Avenue, the chord of which is N. 50-50 W. 32.4 feet to an iron pin; thence along Benjamin Avenue, N. 70-25 W. 165.2 feet to the beginning corner.

This is the same property conveyed to the mortgagee herein by Lawrence E. Dobson and Roy M. Dobson, Trustees of the M.A. and I.E. Dobson Estates, by deed to be recorded herewith.