

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FANNINGWORTH
R.M.C.

WHEREAS, I, S. D. McGowan, of the County of Greenville, State of South Carolina,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert LeRoy Anderson,

(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 THIRTEEN HUNDRED SIXTY ONE and 43/100 (\$1361.43) Dollars (\$ 1361.43) due and payable

\$453.81, One (1) year after date; \$453.81, Two (2) years after date; and \$453.81, Three (3) years after date; until paid in full,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: semi-annually;

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, 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, in Bates Township, on the southwestern side of Enoree River, being known and designated as Tract Number Four (No. 4) of the lands of the estate of Mattie Gray, Deceased, bounded by said Enoree River, by Tracts Numbers Three and Five (Nos. 3 and 5) of said Estate, and by the lands now, or formerly, owned by G. W. Bridwell, and, according to a survey and plat made by W. A. Hester, Surveyor, November 29, 1939, having the following metes and bounds, to-wit:

BEGINNING on a stone, southwestern corner, and running thence along the G. W. Bridwell line, S. 54 E. 7.20 chs., to an iron pin; thence N. 68 E. 3.70 chs., to an iron pin; thence N. 17 E. 16 chs., to an iron pin on Enoree River; thence up said River, northwesterly, 1.23 chs., more or less, to a dogwood, OM; thence S. 79 1/2 W. 2.60 chs., to a poplar tree; thence S. 24 1/2 W. 6.00 chs., to an iron pin; thence S. 48 W. 7.40 chs., to an iron pin; thence S. 49 W. 3.62 chs., to the beginning corner; and containing Nine and 36/100 (9.36) acres, more or less.

The above described property is the same conveyed to me by James Jones, by deed dated January 3, 1950, recorded in Volume of Deeds 400 at page 219, in the R. M. C. office for Greenville County.

This property has located thereon a Six-room frame residence.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances, over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagor to pay installment of taxes, insurance premiums, or public assessments, shall constitute a default, and the mortgagee may at his option, foreclose this mortgage or pay same and add the same so paid to the principal amount of the debt and same shall bear interest at the same rate.

Together with all and singular rights, tenements, 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.

Paid in Full this 29th day of June, 1965
R. L. Anderson
Witness: S. D. McGowan
Witness: S. D. McGowan

SATISFIED AND CANCELLED OF RECORD

R.M.C. FOR GREENVILLE COUNTY, S. C.
AT _____