

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 952 PAGE 333

TO ALL WHOM THESE PRESENTS MAY CONCERN:
MAR 17 9 38 AM 1964

WHEREAS, we, Jack E. Bowers and Pansy G. Bowers,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Will, his Successors and Assigns forever:

(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 Five Thousand and No/100----- Dollars (\$ 5,000.00) due and payable

\$60.00 on the 15th day of each and every month hereafter commencing April 15, 1964; payments to be applied first to interest, balance to principal, with the privilege to anticipate payments at any time, balance due five years from date.

with interest thereon from date at the rate of Six per centum per annum, to be paid: monthly

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

All that piece, parcel or tract of land situate, lying and being in Saluda Township, Greenville County, State of South Carolina, on the South side of Talley Bridge Road and on the North side of Saluda River and originally containing 52 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a stone 3x near large oak near schoolhouse on Talley Bridge Road and running thence S. 52 E. 33.80 chs. to a stone; thence S. 27 E. 28 chs. to a stake on bank of Saluda River; thence along said River N. 68 1/2 E. 70 links to a stake; thence N. 17 1/2 W. 3.50 chs. to a stone; thence N. 26 1/2 E. 90 links to a stone; thence N. 56 1/2 E. 9 chs. to a stake; thence N. 27 W. 5.63 chs. to a stone; thence S. 72 W. 4.98 chs. to a stone; thence N. 29 W. 29.40 chs. to a stone; thence N. 64 W. 8.15 chs. to a stone; thence N. 1 1/2 W. 13.55 chs. to a stone; thence S. 60 3/4 W. 21.57 chs. to the point of beginning, and being known as Lot No. 3 in division of Trammell property. LESS, HOWEVER, 2 acres conveyed to Paul and Emily Gilreath by deed recorded in Deed Book 184, at Page 36, 3 acres conveyed to Raymond Talley in Deed Book 593, at Page 59, and 7 8/10 acres conveyed to Raymond Talley in Deed Book 593, at Page 60.

The above is the same property devised to Pansy G. Bowers and Paul Gilreath, by Will of Maggie T. Gilreath. See Apartment 682, File 17 in Probate Judge's Office. Paul Gilreath subsequently conveyed his interest therein to Jack E. Bowers.

Together with all and singular rights, members, herditaments, 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.

*Delivered and cancelled June 10, 1964.
C. E. Robinson for Trustee under B. M. McGee Will
M. M. McGee
M. M. McGee*

SATISFIED AND CANCELLED OF RECORD
DAY OF June 1964
B. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10 O'CLOCK A. M. NO. 100