

NOV 10 12 59 PM 1965

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1094 PAGE 301

WHEREAS, JAMES D. CASTEEL AND MARGARET L. CASTEEL

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM PEARSON FOWLER, MACK L. FOWLER, JAMES S. FOWLER, GRACE FOWLER, LUCILE F. BUSH AND LULA P. FOWLER

(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 TEN THOUSAND AND NO/100----- Dollars (\$ 10,000.00) due and payable

NINETY (90) DAYS FROM DATE

MATURITY

with interest thereon from ~~date~~ at the rate of SEVEN 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 GREENVILLE, FAIRVIEW TOWNSHIP, CONTAINING 52.11 ACRES IN ACCORDANCE WITH PLAT MADE FOR S.A. FOWLER ESTATE, DATED SEPTEMBER 1966, BY C. O. RIDDLE AND BEING MORE FULLY DESCRIBED IN ACCORDANCE WITH SAID PLAT, WHICH IS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK NNN AT PAGE 106, TO-WIT:

BEGINNING AT AN IRON PIN IN THE CENTER OF FAIRVIEW ROAD, PROPERTY LINE WITH W. P. FOWLER AND RUNNING THENCE S. 63-22 W. 456.4 FEET TO IRON PIN; THENCE N. 12-03 W. 606.7 FEET TO IRON PIN; THENCE S. 80-21 W. 785.2 FEET TO IRON PIN; THENCE N. 16-55 W. 1020.2 FEET TO IRON PIN; THENCE CROSSING NASH MILL ROAD S. 85-35 E. 498.8 FEET TO IRON PIN NEAR INTERSECTION OF NASH MILL ROAD AND ABANDONED ROAD; THENCE N. 48-25 E. 627 FEET TO IRON PIN; THENCE N. 64-54 E. 938.7 FEET TO IRON PIN AT CULVERT; THENCE S. 0-01 W. 1429.8 FEET TO IRON PIN; THENCE S. 20-22 W. 600.6 FEET TO IRON PIN IN CENTER OF FOUNTAIN INN FAIRVIEW ROAD, BEING THE POINT OF BEGINNING.

ALSO: ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN FAIRVIEW TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA, CONTAINING 45.16 ACRES, MORE OR LESS, ACCORDING TO PLAT OF "PROPERTY OF S. A. FOWLER EST." DATED OCTOBER, 1966, PREPARED BY C. O. RIDDLE, REG. L. S., AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK NNN AT PAGE 96, AND HAVING, ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AN AN OLD IRON PIN AT THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING THENCE ALONG A LINE OF S. A. FOWLER ESTATE PROPERTY N. 16-55 W. 1020.2 FEET TO AN OLD IRON PIN; THENCE ALONG A LINE OF PROPERTY OF FRED S. PEDEN N. 15-59 W. 25.2 FEET TO AN OLD IRON PIN; THENCE ALONG A LINE OF W. P. FOWLER PROPERTY, N. 84-02 W. 1456.9 FEET TO A STONE OX; THENCE ALONG A LINE OF PROPERTY OF C. A. WOOD, S. 11-22 W. 512 FEET TO A STONE OX; THENCE CONTINUING ALONG A LINE OF C. A. WOOD PROPERTY S. 61-33 E. 246.8 FEET TO A STONE OX; THENCE CONTINUING ALONG A LINE OF SAID PROPERTY S. 11-22 W. 601.8 FEET TO A W. O. STUMP; THENCE CONTINUING ALONG A LINE OF SAID PROPERTY S. 4-05 W. 243.0 FEET TO AN OLD IRON PIN; THENCE ALONG A LINE OF PROPERTY OF W. B. AND BETH M. SPIVEY, N. 80-21 E. 1800.5 FEET TO AN OLD IRON PIN, THE POINT OF BEGINNING.

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.

*Paid in full Feb. 10, 1967.*  
*William Pearson Fowler*  
*Mack L. Fowler*  
*James S. Fowler*  
*Grace Fowler*  
*Lucile F. Bush*  
*Lula P. Fowler*  
*Witness Jeff R. Richardson Jr.*  
*Vance B. Drouley*

SATISFIED AND CANCELLED OF RECORD  
3 DAY OF Sept. 1967  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:40 O'CLOCK A M. NO. 5407