

SEP 23 12 4 PM 1968

BOOK 1104 PAGE 255

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ELLIOTT J. ANNSWORTH
RE: MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Robert Allen Bowers

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, South Carolina

(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 Four Thousand Five Hundred and No/100

Dollars (\$ 4,500.00) due and payable

\$10 7.76 each month beginning on the first day of November 1968, and a like amount on the first day of each month thereafter until paid in full,

with interest thereon from date at the rate of 7% 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, on the southwestern side of North Pleasantburg Drive (formerly White Oak Way) being known and designated as Lot No. 23 on a plat of White Oak Subdivision of the Northside Development Company, prepared by J. D. Pellett, Jr., August 1946, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "P" at page 121 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the southwestern side of North Pleasantburg Drive (formerly White Oak Way), which stake is N. 40-24 W. 585 feet from the intersection of Holmes Drive and North Pleasantburg Drive, which stake is a common corner of Lots 23 and 24, and running thence with North Pleasantburg Drive N. 40-24 W. 35 feet to a stake; thence still with North Pleasantburg Drive N. 41-31 W. 80 feet to a stake; thence with the line of Lot No. 22 S. 42-17 W. 98 feet to a stake; thence with the rear line of Lots Nos. 21 and 20 S. 19-29 E. 110.3 feet to a stake; thence with the line of Lot No. 24 N. 49-36 E. 137.6 feet to the beginning point.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.