

State of South Carolina,

FILED
GREENVILLE CO. S. C.

County of GREENVILLE

JAN 23 4 17 PM '71

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM R. ROWAN, III, AND JUDY G. ROWAN

SEND GREETINGS:

WHEREAS, we the said William R. Rowan, III, and Judy G. Rowan hereinafter called Mortgagor, in and by our certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, Greenville, S. C. hereinafter called Mortgagee, in the full and just principal sum of Fourteen Thousand, Four Hundred and no/100ths ----- Dollars

(\$ 14,400.00) with interest thereon payable monthly in advance from date hereof at the rate of eight per cent per annum; the principal of said note together with interest being due and payable

in monthly installments as follows:
Beginning on the 1st day of March, 19 71, and on the 1st day of each month thereafter the sum of One Hundred Twenty and 46/100ths ----- Dollars

(\$ 120.46) and the balance of said principal sum due and payable on the 1st day of February, 19 91. The aforesaid monthly payments of One Hundred Twenty and 46/100ths ----- Dollars

(\$ 120.46) each, are to be applied first to interest at the rate of eight per cent per annum on the principal sum of Fourteen Thousand, Four Hundred and no/100ths Dollars (\$ 14,400.00), or so much as shall from time to time remain unpaid, and the balance of each monthly installment shall be applied on account of principal.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW KNOW ALL MEN, that the said Mortgagor in consideration of the receipt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee or holder hereof, on the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery 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 the following described real estate, to-wit:

ALL that piece, parcel or lot of land situate, lying and being on the Western side of Clearview Drive Extension, approximately 2 miles North-west of the City of Greer, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 as shown on a plat of Property of W. Dennis Smith, prepared by H. S. Brockman, Reg. Surveyor, dated September 14, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book NN at page 168, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Clearview Drive Extension at the joint front corner of Lots Nos. 6 and 7 and running thence with the line of Lot No. 6 S. 88-00 W. 193.5 feet to an iron pin; thence with the rear line of Lot No. 4 S. 0-10 E. 97.5 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence with the line of Lot No. 8 N. 88-44 E. 193.4 feet to an iron pin on the Western side of Clearview Drive Extension; thence with the Western side of Clearview Drive Extension N. 0-06 W. 100 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.