

REAL ESTATE MORTGAGE

State of South Carolina,

OLLIE FARNSWORTH
R.M.C.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said William C. Towery
hereinafter called Mortgagor, in and by my certain Note or obligation bearing
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal
sum of Twelve Thousand and No/100 Dollars (\$ 12,000.00),
with interest thereon payable in advance from date hereof at the rate of 7 % per annum; the prin-
cipal of said note together with interest being due and payable in (180)
Number

monthly installments as follows: interest
only on the first day of each month hereafter until and including the 1st day of December, 1971,
and there- Beginning on January 1, 1972, and on the same day of
alter each monthly period thereafter, the sum of
One Hundred Seven and 86/100 Dollars (\$ 107.86)
and the balance of said principal sum due and payable on the 1st day of December, 1976.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of 7 %
per annum, or if left blank, at the maximum legal rate in South Carolina, 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 in 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 said debt and sum of money
aforesaid, and for the better securing the payment thereof to the said Mortgagee according to 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 pres-
ents, 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 tract of land situate, lying and being in the State of South
Carolina, County of Greenville, O'Neal Township, on the southern side of Willis Road,
containing 20.25 acres, and having, according to a recent plat prepared by Terry T.
Dill, Reg. C. E. and L. S. and recorded in the R.M. C. Office for Greenville County
in Plat Book VVV at page 131, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Willis Road at the corner of property belonging
to Theron C. Bridwell, said point being 500 feet, more or less, measuring along Willis
Road from Highway No. 253, and running thence along the Bridwell line, S. 17-32 W.
1232 feet to an iron pin; thence continuing along the Bridwell line, S. 11-05 W. 241 feet
to an iron pin on the bank of Middle Beaver Dam Creek; thence continuing along the
same course 15 feet to the center of said creek; thence up the meanders of said creek as
the line, traverse lines being N. 28-42 W. 385.5 feet, N. 38-07 W. 269.8 feet, N.
42-39 W. 195.5 feet, N. 10-25 E. 380 feet, N. 6-33 E. 360 feet, and N. 20-40 W.
189.7 feet to an iron pin at or near the edge of Willis Road; thence N. 75-50 W. 46.0
feet to a point in the center of a bridge on said road; thence along the approximate center
of said road, N. 70-00 E. 125.7 feet, S. 89-06 E. 90.0 feet, S. 76-01 E. 200.0 feet,
S. 66-34 E. 258.8 feet and S. 67-21 E. 283.0 feet to the beginning corner; being the
same conveyed to me by Richard F. Watson, Jr., individually and as Trustee for
Bernard Peyton Watson by deed dated December 5, 1967 and recorded in the R. M. C.
Office for Greenville County in Deed Vol. 834 at Page 117.