

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1211 PAGE 291

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. STG. ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 26 4 16 PM '71

WHEREAS, I, Fred B. Fowler Jr.
OLLIE FARNSWORTH
R. M. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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 thirty - two and no/100- ----- Dollars (\$ 4,032.00) due and payable in thirty - six (36) monthly installments of \$112.00 each, the first of these due and payable on November 22, 1971, with a like sum on the corresponding day of each and every calendar month thereafter until whole of said debt is paid in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: in advance

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 lot of land in Grove Township, Greenville County, State of South Carolina, lying and situated West of Highway No. 29, Rehobeth School District; and having the following metes and bounds to wit:

BEGINNING at iron pin corner of S. B. Looper line, thence N. 58 - W 92 feet 11 inches to iron pin (new corner), thence N 3 1/2 - W 132 feet 6 inches to iron pin (new corner); thence S - 44 - E 105 feet 10 inches to iron pipe near small branch new corner ; thence S-34-E 104 feet 8 inches to beginning corner , said tract containing twenty-seven one hundredths (27/100) of an acre, more or less.

This being the same piece, parcel or lot of land conveyed to Enoch M. and Helen G. Anderson by Thomas Ezelle Turner and Mildred L. Turner by deed and recorded in the Office of R. M. C. for Greenville County in Vol. 349, Page 237.

ALSO, All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, containing .21 acres, more or less, and according to a plat and survey by John C. Smith, Surveyor, dated March 30, 1956, being more particularly described as follows, to - wit:

BEGINNING at an iron pin at the northeast corner of the tract herein conveyed ; thence S 22 - 53 W 128.6 feet to an iron pin ; thence N. 75- 30 W. 60.3 feet to an iron pin ; thence N 18-40 E 140 feet to an iron pin ; thence S 65-00 E 70 feet to an iron pin , the BEGINNING corner . This tract is bounded on the north, west , and south by the lands of Mrs. Inez Looper, and on the east by lands of E. M. Anderson.

This is the same property conveyed to Enoch M. and Helen G. Anderson by deed of Inez Looper, dated April 13, 1956, recorded in the Office of R. M. C. for Greenville County in Book of Deeds 550, Page 464.

This is the same property conveyed to Fred B. Fowler, Jr. by deed of Enoch M. and Helen G. Anderson, dated April 3, 1967, said deed recorded in Office of R. M. C. for Greenville County, in Book 817 of Deeds, Page 339.

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.