

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

State of South Carolina
COUNTY OF GREENVILLE

DEC 10 1 45 PM '71
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

We, J. C. Bowick and Bernice D. Bowick

SEND GREETING:

WHEREAS, we the said J. C. Bowick and Bernice D. Bowick

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Six Thousand and No/100 - - - - - (\$ 6,000.00) Dollars, with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seventy Two and 80/100 - - - - - (\$ 72.80) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said J. C. Bowick & Bernice D. Bowick, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagors in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, in or near the Town Limits of Greer on the North side of dual lane Highway No. 29, as shown on a survey entitled "Map of Boy Scouts Property", dated July 3, 1951, by H. S. Brockman, Surveyor, and having, according to said plat, the following metes and bounds, to wit:

Beginning at a point on the right-of-way line on U. S. Highway no. 29, adjoining the property now or formerly of the City of Greer and running thence N. 11-27 E. 55 feet, more or less, to an iron pin; thence continuing N. 11-27 E. 170.5 feet to an iron pin; thence N. 77-27 W. 358.5 feet to an iron pin; thence N. 24-42 E. 248 feet to an iron pin; thence S. 89-40 E. 439 feet to the center line of a branch; thence along and with center of branch as a line, S. 36-35 W. 97.7 feet, S. 15-47 W. 85.6 feet; thence S. 5-10 W. 97.5 feet; thence leaving branch S. 25 E. 276.8 feet to an iron pin on the right-of-way of Highway No. 29, N. 85.20 W. 80 feet to an iron pin; thence S. 4-15 W. 25 feet to an iron pin; thence in a westerly direction approximately 221 feet to the beginning corner.

This description includes a 3.6 acre tract as shown on the above referred to plat, and in addition a triangular lot adjoining same, and includes all of that property described in Deed Books 657 at page 55, and Deed Book 364 at page 239, R. M. C. Office for Greenville County.