

1218 521

**DEED OF TRUST AND MORTGAGE ON REAL ESTATE**

THIS INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH HEREIN

**WHEREAS, WE, WILLIAM W. BOWERS AND MARY FRANCES H. BOWERS**

hereinafter referred to as Mortgagor, have well and truly granted unto **CENTRAL REALTY CORPORATION**

hereinafter referred to as Mortgagee, a certain sum of money, the terms of which are incorporated herein by reference, in the sum of **SIX THOUSAND THREE HUNDRED FIFTY-SIX AND 24/100 Dollars (\$6,356.24)** due and payable

**65.00 per month**

**January 1, 1972**

with interest thereon from **65.00** at the rate of **6%** 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**, in **Greenville Township**, near the City of **Greenville**, and being known and designated as **Lot Number 21** of a subdivision known as **Woodbriar**, a plat of which is recorded in the R. M. C. Office for **Greenville County** in **Plat Book EE** at **Page 6**, and having the following metes and bounds, to wit:

**BEGINNING** at a point on the Southeastern side of **Woodbriar Court** at the joint front corner of **Lots 20 and 21** and running thence with the Southeastern side of **Woodbriar Court** **S 39-25 W 74 feet** to a point at the joint front corner of **Lots 21 and 22**; thence **S 50-35 E 157.7 feet** to a point at the joint rear corner of **Lots 21 and 22**; thence **N 35-14 E 74.25 feet** to a point at the joint rear corner of **Lots 20 and 21**; thence **N 50-35 W 152.4 feet** to a point on the Southeastern side of **Woodbriar Court** at the point of beginning.

Together with all and singular rights, members, hereditaments, 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 new 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.