

FILED  
STATE OF SOUTH CAROLINA  
GREENVILLE, S. C.

COUNTY OF Greer  
APR 12 8 50 AM '72

BOOK 1229 PAGE 83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R.M.C.

WHEREAS, We, Fred N. Bowers and Sadie G. Bowers,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. G. Henderson, his heirs and assigns forever,

(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 Three-Thousand Two Hundred Fifty and no/100

Dollars (\$3,250.00) due and payable in full on or before June 30, 1972. Said amount including interest thereon.

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, located on the west side of State Highway No. 101, also known as the Gap Creek Road, about eight miles north of the City of Greer, Highland Township, Greenville County, and being known and designated as Lot No. 4 of a subdivision of Lenoah School Tract, lot as shown on plat prepared by Terry T. Dill, Registered Engineer, dated July, 1958, and which plat is recorded in Plat Book 00, page 152, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the west side of State Highway, joint front corner of Lots Nos. 4 and 5 as shown on said plat, and running thence with the joint property line of said lots, S. 88-30 W. 150.2 feet to an iron pin on line of Lot No. 3; thence with the line of that lot, S. 10-30 E. 139.3 feet to an iron pin in a community road; thence along said road, N. 86-15 E. 120 feet to the State Highway No. 101; thence with State Highway No. 101, N. 2-15 E. 132 feet to the beginning corner.

This is the same property as conveyed to the Mortgagors by deed of Herman L. Gibbs and Gladys W. Gibbs. Said deed dated December 21, 1964, and recorded in the Office of R.M.C. for Greenville County in Deed Book 764 at page 22."

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 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.