

REGULATION NO. 22  
CONTROLLED WITH

BOOK 1263 PAGE 453

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

JAN 15 3 05 PM '73

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John C. Fowler and Suzanne H. Fowler

(hereinafter referred to as Mortgagee) is well and truly indebted unto Charles M. McGee, Jr., E. Caroline McGee Reid and Sara Frances McGee Spence

(hereinafter referred to as Mortgages) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twelve Thousand Five Hundred Sixty-four and 97/100-----

----- Dollars (\$ 12,564.97 ) due and payable in the principal sum of \$4,188.32 on January 15, 1974, in the principal sum of \$4,188.32 on January 15, 1975, and the balance in the principal sum of \$4,188.33 on January 15, 1975, plus interest on the unpaid principal balance from time to time due to be computed and paid annually on the same date as principal, with interest thereon from date at the rate of Seven per centum per annum, to be paid: annually,

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 piece, parcel or tract of land containing 57.77-acres, situate, lying and being on S. C. Highway Nos. 271 and 101 (Moody Bridge Road and Beech Road) approximately 5 miles from Marietta in upper Greenville County, S. C., adjoining property now or formerly owned by Martha F. Bullock, Charles M. McGee, Jr., Geauford W. Williams, Otis R. and Celistia E. Causey, and Dorothy F. Garrett, being shown on a plat of the property of Charles M. McGee, Jr., E. Caroline M. Reid and Sara Frances M. Spence made by C. O. Riddle, Surveyor, dated December 7, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a black gum on the Southwestern side of Beech Road at the common corner of Beauford W. Williams and Otis R. and Celistia E. Causey, and running thence N. 30-41 W. crossing Beech Road along the property of Causey 1157.4 feet to an iron pin and old stone corner; thence continuing along said line N. 13-17 E. 118 feet to an iron pin; thence N. 25059 W. crossing Moody Bridge Road 1098.8 feet to an old iron pin; thence along the line of property of Dorothy F. Garrett crossing Moody Bridge Road N. 73-43 E. 1327.0 feet to an iron pin and old stone corner; thence along the line of Martha F. Bullock S. 20-11 E. 1635 feet to an old iron pin; thence along the line of Charles M. McGee, Jr. S. 23-00 W. 230.3 feet to an old iron pin and stone corner; thence along the line of property of Williams crossing Beech Road S. 44-24 W. 1016.7 feet to an iron pin, the beginning corner.

The within mortgage is a purchase money mortgage, the above described property having been conveyed by the Mortgagees to the Mortgagees by deed of even date herewith.

After January 16, 1974, the undersigned Mortgagees reserve the right to have released from the lien of the within mortgage the whole or any part of the above described property upon request to the Mortgagees based upon the release amount of \$290.00 per acre, which shall be applied to the principal indebtedness due on the note which this mortgage secures, the release document to be prepared at the expense of the Mortgagees, delivered to Mortgagees, and which shall be executed and redelivered by Mortgagees promptly upon request.