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MORTGAGE OF REAL ESTATE

BOOK 1273 PAGE 421

GREENVILLE CO. S. C.
State of South Carolina
APR 23 2 00 PM '73
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY
R.H.C.

To All Whom These Presents May Concern:

I, Marvin E. Bowen

SEND GREETING:

WHEREAS, I the said Marvin E. Bowen
in and by my certain promissory note in writing of even date with these Presents, am well
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
Eight Thousand and No/100 (\$ 8,000.00) 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 One Hundred Sixty two and 22/100
(\$ 162.22) 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 I the said Marvin E. Bowen
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 the said mortgagor— 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, being
known and designated as Lot No. 24, Block E., as shown on plat of Paris Heights of
record in the Office of the R. M. C. for Greenville County in Plat Book Y, Page 65,
said plat being craved for a more particular description.

The purchaser herein specifically assumes and agrees to pay that certain
mortgage given to Collateral Investment Company dated February 14, 1969, in the
original amount of \$8,500.00 and recorded February 17, 1969, in the Office of the
R.M. C. for Greenville County in REM Book 1117, Page 267.

This conveyance is made subject to all restrictions, easements and rights of
way which may affect the property hereinabove described.

This is the same conveyed to me by Dewey Gregg by deed dated January 3, 1973
recorded in deed book 964 page 192 recorded in the R. M. C. Office for Greenville
County.

ALSO: 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, Chich Springs Township, contain-
ing 3 acres, more or less, being bounded on the North by Pleasant View Baptist Church,
on the west by Rutherford Road and on the East by an old road and being approximately
triangular in shape and being a portion of 3.8 acres, more or less, conveyed to
Manley Hughes et al by W. H. Langley in Deed Book 402, page 513, said tract conveyed
them having the following courses and distances:

BEGINNING at an iron pin on the Southern side of Rutherford Road, at the corner
of the Pleasant View Baptist Church lot and running thence S. 13.30 W. 34 feet to a
nail and stopper in the center of the said road; thence with the center of the
Rutherford Road S. 20-15 E. 858.5 feet to a nail and stopper in the center of the
said road and on the Douglas Greer line; thence with the said line, N. 41-30 E. 85.5
feet to a stake in the old road; thence with the said old road, N. 2-15 E. 141 feet
to a stake on the East edge of the said old road and joint corner of the John Moon
Estate; thence continuing with the said old road and the John Moon Estate line N.
3-15 W. 614 feet to an iron pin in the said old road and joint corner of the church

(continued)