

REGULATION NO. 22
COMPLIED WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 11 10 46 AM '73
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1281 PAGE 199

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RILEY ASHMORE

(hereinafter referred to as Mortgagor) is well and truly indebted unto G.W. FOWLER

(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 Five Thousand Four Hundred and no/100-----

-----Dollars (\$ 5,400.00) due and payable annually at the rate of Seven Hundred Twenty (\$720.00) Dollars per year, the first payment of \$720.00 to commence on June 8, 1974, and a like payment each year thereafter until fully paid with interest thereon from date included

~~at the rate of 8% per centum per annum, to be paid: annually, except the last payment of principal and interest, if not sooner paid, shall be due and payable on or before December 8, 1980~~

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, City of Greenville, being shown as the Property of Calvin T. Fowler by a plat thereof made by C.O. Riddle, February 22, 1968, and having the following metes and bounds:

BEGINNING at an iron pin on County Road, joint front corner of Robert Eaton, and running thence S 21-09 E 140.8 feet to an iron pin; thence along said road, S 10-00 E 135.6 feet to an iron pin; thence along said road, S 1-52 W 200 feet to an iron pin, joint corner of William G. Friddle; thence along line of William G. Friddle, N 81-00 W 956.9 feet to an iron pin on Conestee Lake; thence along lake line, N 54-15 E 214.8 feet; N 67-43 E 271.5 feet; N 34-33 E 14.5 feet to an iron pin; thence along line of Robert Eaton, S 73-36 E 202.8 feet to an iron pin; thence N 62-01 E 283 feet to an iron 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 all of 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 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 Mortgagee 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.