FILED
GREENVILLE CO. S. C.
JUN 12 4 29 PM '73
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1281 PAGE 282

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joseph M. Bowers and Kathy B. Bowers
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Twenty-Two Thousand and No/100ths---------- DOLLARS

($ 22,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville,~~

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina and being shown as the property of C. C. Bowers on a plat prepared by Terry T. Dill, August 5, 1972, containing 4.29 acres and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Bowers Road east of the intersection of White Horse Road and Bowers Road and being bounded on the west by Property of Henry McCauley, N. 14-45 E. 145 feet; thence with the McCauley line, N. 18-45 E. 396.7 feet to a stone and iron pin; thence with the common line of Bowen, S. 61-20 E. 620.3 feet to an iron pin on the northern side of Bowers Road; thence S. 61-20 E. 19.7 feet to an iron pin near the north edge of pairment; thence with Bowers Road, S. 76-02 W. 322.6 feet to a nail and cap; thence S. 64-37 W. 250 feet; thence S. 75-09 W. 100 feet to a nail and cap; thence N. 84-27 W. 100 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.