

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law  
Greenville, S. C. - Greer, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
BENJAMIN E. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1283 PAGE 471

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATION NO. 177  
COMPLIED WITH  
✓

WHEREAS, I, James E. Fowler

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEOPLES NATIONAL BANK OF GREENVILLE, S.C.

(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

Eight Thousand Two Hundred and no/100-----Dollars (\$8,200.00-- ) due and payable at the rate of \$143.78 per month beginning thirty days from date and each month thereafter for 72 months,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

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,

ALL of the undivided right, title and interest in and to all of that certain parcel or lot of land, lying and being in said State and County, Highland Township, lying on the South Side of State Highway 414, and is located between the old and the new Glassy Mountain Road and is all of the same lot of land conveyed to T. P. Farmer and J. D. Plumley by H. B. Farmer by Deed recorded in the Office of R. M. C. for Greenville County in Deed Book Vol. 536 at page 435 and the one-half undivided right title and interest therein conveyed to mortgagor, E. C. Ballew by J. D. Plumley by Deed recorded in Office of R. M. C. for Greenville County in Deed Book Vol. 634 at Page 309, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the north side of said Highway 414 and running thence therewith S. 77-30 W. 61 feet to a point on the new road on old line; thence with the said old road line N. 47-30 W. 163 feet to an iron pin in old road; thence N. 53.00 E. 148.5 feet to an iron pin on the west side of the old road; thence S. 22-26 E. 45.5 feet to bend in the old road; thence S. 25.00 E. 68 feet to bend in said old road; thence S. 9.30 E. 84.5 feet to the beginning corner and containing .45 of an acre, more or less.

Together with all and singular rights, members, herditaments, 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 whosoever lawfully claiming the same or any part thereof.