

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE} 11 24 1974
} DEAN STANFENSLEY
} REC'D

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, THOMAS JOE FOWLER and ROSE ANN FOWLER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY,

(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

TWO THOUSAND EIGHT HUNDRED SEVENTY-ONE & NO/100--Dollars (\$2,871.00) due and payable

in Thirty (30) monthly installments at NINETY-FIVE AND 70/100
(\$95.70) DOLLARS, per month commencing September 8, 1974.

with interest thereon from Date hereof at the rate of Seven 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:

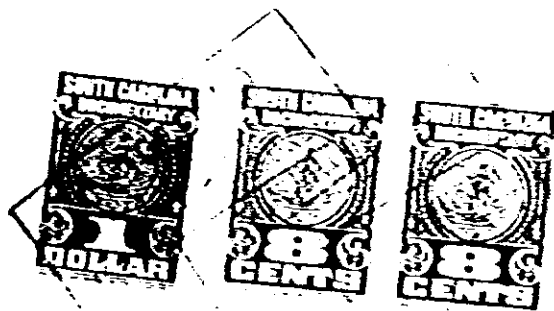
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Paris Mountain Township, lying east from Blackberry Road, being a portion of Tract 3 as shown on plat of property of D. B. Tripp in Plat Book "G", at Page 17, and according to a survey containing 1/2 acre, more or less, and described as follows:

BEGINNING at an iron pin in a road on the northern line of Johnnie C. Fowler's line and running thence with the corner of said road, S. 27-30 W. 176.7 feet to a stake; thence N. 70-30 W. 166 feet to a stake; thence N. 5-30 E. 62.5 feet to a stake on the northern line of Johnnie C. Fowler's line; thence with the original line of Johnnie C. Fowler's line, N. 9-30 E. 235.2 feet to the beginning corner.

ALSO, All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North and running thence S. 71-21 E. for 332.7 feet to an iron pin on the County Road; thence N. 52-18 E. to an iron pin for 60.2 feet; thence S. 71-21 E. to an iron pin for 43.1 feet; thence S. 33-30 W. for 68.4 feet to an iron pin near spring; thence S. 5-00 E. for 109.8 feet to an iron pin (stake in branch); thence S. 80-03 W. for 467.1 feet to an iron pin; thence N. 13-10 E. for 341.4 feet to an iron pin at the beginning point. Containing 2.32 acres being a portion of the James M. Hodgens land surveyed by W. A. Hester as shown on Plat of same recorded in the R.M.C. Office for Greenville County in Plat Book "F", at Page 292.



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 building fixtures now or hereafter attached, connected, or fitted thereto in any manner, and having the benefit and 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 hereinafore described in fee simple absolute, that it has good right and is lawfully and solely entitled to 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, its heirs, successors and assigns, against the Mortgagor and all persons who may lawfully claim the same or any part thereof.