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MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES S. FOWLER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN LUMBER AND PAPER 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 One Thousand Eight Hundred Ninety Three and Sixty One Hundredths

DOLLARS (\$ 1,893.60).

and payable in consecutive monthly installments of Fifty Two and Sixty One Hundredths (\$52.60), first monthly payment to be made August 1, 1975 and continuing on the first day of each and every month to be paid in full payments to be applied first to interest, which has been added to the principal above and then to principal.



with from date at the rate of 7 per centum per annum, to be paid: as stated above

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, being shown and designated as 2.09 acres on a plat entitled "Property of James Fowler," prepared by John G. Smith, R.L.S., dated August 19, 1974 and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a nail and cap in the edge of Highway #52 and running thence along the joint property line of Lusk, N. 1-30 E. 162 feet to an iron pin; thence thence along the joint property line of the Grantors herein, S. 88-29 E. 180 feet to an iron pin; thence along the joint property line of Woodson S. 1-31 W. 550 feet to an iron pin on the South side of Highway #52; thence N. 62-29 W. 200.1 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagor by deed recorded in the REC Office for Greenville County in Deed Book 1011, at Page 792.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

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.

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