

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

BOOK 1854 PAGE 245

To All Whom These Presents May Concern:

We, J. C. Bowick and Bernice D. Bowick

SEND GREETING:

WHEREAS, we the said J. C. Bowick and Bernice D. Bowick

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Three Thousand Seven Hundred and No/100 (\$ 3,700.00) Dollars,

with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Forty Six and 88/100

-----(\$ 3,700.00) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said J. C. Bowick and Bernice D. Bowick in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagors in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, containing (8) acres, more or less, situated on a private driveway leading westward from the Suber Road, about three (3) miles from the City of Greer, and being shown as Tract No. d-3 and E-4 on a plat of the Annie L. Copeland Estate by H. C. Clarkson, Registered Surveyor, dated May, 1962, and Amended February 12, 1969, and having the following courses and distances.

BEGINNING at an iron pin on the Edward line, southwest corner of the tracts herein conveyed, and running thence along the Edward line, N. 22-35 W. 446.4 feet to an iron pin, corner of the Bertha Copeland tract; thence along the line of the same, N. 65-04 E. 851.4 feet to an iron pin; thence S. 26-36 E. 93/1 feet to an iron pin; thence S. 13-17 E. 303.6 feet to an iron pin on the line of the Fred and Frank Copeland tracts; thence along that line, S. 60-03 W. 813.4 feet to the beginning corner.

Also the easement and right of way for a driveway 20 feet in width extending from Suber Road to the lot above described.

This is the same property conveyed to the mortgagors by deed of William G. Copeland, dated July 9, 1969 and recorded in the R. M. C. Office for Greenville County in deed book 871, page 429.

ALSO: All of that parcel or tract of land in Chick Springs Township of Greenville County, South Carolina, located about two miles southwest of the City of Greer, lying near the Suber Road and west therefrom, being shown on a plat made for the Annie L. Copeland Estate by H. C. Clarkson and R. K. Campbell, Surveyors, with certain revisions made thereafter, and having the following courses and distances:

BEGINNING on an iron pin on the northeast corner of the tract conveyed herein and on line of Tract "E" on said plat, and runs thence with the common line of Tract "E" S. 33-24 W. 624 feet to an iron pin; thence S. 13-17 E. 303.6 feet to an iron pin on line of Tract C; thence with the line of that tract, N. 60-03 E. 624 feet to an iron pin, corner of Tract "D-1"; thence with that line, N. 11-53 W. 267.6 feet to the beginning, containing 4 acres, more or less, and being designated as Tract "D-2" on said plat as revised July 25, 1968.

ALSO, granting and conveying to us, our heirs and assigns, a right-of-way and easement along and upon the northern boundary of Tract "D-1" for the purpose of ingress

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