

JUL 27 11 13 AM '78

BONNIE S. TANKERSLEY  
R.M.C

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. BEN BOWEN & VERA T. BOWEN

(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 Fifty Thousand and No/100 ----- DOLLARS

(\$ 50,000.00 ), 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 thirty 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

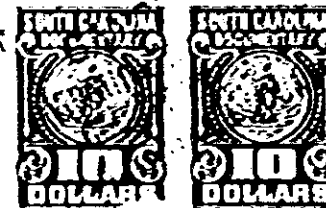
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 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, on the Southeastern corner of the intersection of Bonaventure Drive and Chinquapin Lane, being shown and designated as Lot Number 301-A on plat of revision of Sector VI of Botany Woods recorded in Plat Book YY at Page 131 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Chinquapin Lane, joint front corner of Lots 301-A and 302, and running thence with the eastern side of Chinquapin Lane, N 9-23 W 110.6 feet to a pin; thence continuing N 0-33 E 55.6 feet to a pin; thence with the curve of the intersection of Chinquapin Lane and Bonaventure Drive, a distance of 34 feet to a pin on the Southern side of Bonaventure Drive; thence with the Southern side of Bonaventure Drive, S 85-43 E 173.7 feet to a pin at the corner of Lot 301; thence with the line of said lot, S 1-36 W 160 feet to a pin at the rear corner of Lot 302; thence with the line of said lot, S 85-10 W 177.7 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Fairlane/Litchfield Company, Inc. dated April 30, 1975, and recorded May 27, 1975 in Deed Book 1018 at Page 868 of the RMC Office for Greenville County.



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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