

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

APR 1 11 25 AM '78
CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE 23 WEDGEWOOD DR.
GREENVILLE,
S.C., 29609.

WHEREAS, MALCOLM E. FOWLER and HORTENSE F. FOWLER
(hereinafter referred to as Mortgagor) is well and truly indebted unto J. W. HARLING

(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

TEN THOUSAND AND NO/100 Dollars \$ 10,000.00 due and payable
in five equal installments of Two Thousand Dollars (\$2,000.00) each
payable annually on the 25th day of March of each year, beginning
March 25, 1978. Mortgagors shall have privilege of anticipation
or prepayment without penalty.

with interest thereon from date at the rate of eight per centum per annum, to be paid annually

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 Butler Township, containing 5.25 acres according to a Plat of Property of Malcolm E. and Hortense F. Fowler, prepared by C. O. Riddle, Surveyor, dated March, 1977 and recorded in Plat Book 5-B at page 9 and having such metes and bounds as appear by reference thereto. Said lot fronts on the South-easterly side of a 25 foot road, a distance of 491.1 feet; is bounded on the North by Property of Lessie D. Sloan and on the South by Property of Charles H. Ashmore, et al.

THIS is the identical property conveyed to the Mortgagor by deed of J. W. Harling, same as John William Harling to be recorded of even date herewith.

DOCUMENTARY STAMP TAX \$ 04.00

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incidental 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 whomsoever lawfully claiming the same or any part thereof.

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