MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

1419 265

WHEREAS I, Robert E. Bowen

hereinafter referred to as Mortgagor, is indebted to

Southern Bank and Trust Company, Piedmont, S. C.

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 one hundred forty - two and no/100---- Dollars $2,142.00 due and payable in thirty - six monthly installments of $59.50 each, the first of these due on January 8, 1978 with a like amount due on the 8th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 12.96 per centum per annum to be paid in advance

WHEREAS, the Mortgagor is indebted to the said Mortgagee for such further sums as may be advanced to the Mortgagor for payment of taxes, insurance premiums, public assessments, repairs or for any other purpose deemed beneficial to the Mortgagee; and, if the Mortgagor shall at any time prior to the execution of this mortgage, owe unpaid to the Mortgagee any such sums as may have been advanced heretofore, this mortgage shall also secure the payment of such indebtedness, and if the Mortgagor's account for taxes, insurance premiums, public assessments, repairs or any other purpose, shall show a credit balance, such balance may be applied to any indebtedness due and payable under the note or notes evidencing the indebtedness secured hereby;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may become liable to the Mortgagee under this mortgage, and also in consideration of the further sum of Three Dollars 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, and to secure the payment of the said debt and any other sums aforesaid, and to secure the performance of and compliance with the covenants, conditions and agreements herein contained, do hereby mortgage and bargain unto the Mortgagee, its successors and assigns, the following described property, to wit:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, about two miles from the town of Piedmont and the north side of Dalton Road, containing 3.64 acres, known as Tract A and having, according to a plat by J. R. McClure, dated September 14, 1970, the following metes and bounds, to wit:

Beginning at a stake in the center of Dalton Road, thence N. 40-03 E. 815.83 feet; thence S. 12-40 E. 489.05 feet; thence S. 76-51 W. 649.34 feet, to a stake in the middle of Dalton Road, beginning corner.

This is a portion of property conveyed to John B. Gwynn by the estate of Kelly Washington Taylor by a deed dated and recorded in the RMC Office for Greenville County, South Carolina, June 16, 1970, in Deed Book 892, page 182.

This is the same property conveyed by deed of John B. Gwynn to Robert E. Bowen, deed dated September 24, 1970, recorded in the Office of RMC for Greenville County in Deed Book 900, Page 620, on October 20, 1970.

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 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.

GREENVILLE OFFICE SUPPLY CO., S.C.

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