

Mortgagee: Route 2, Box 57
Simpsonville, S.C. 29681

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 14 3 40 PM '79
ANNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

1408-1211

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

GEORGE O'SHIELDS, SR. AND GLADYS O'SHIELDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES LYNN FOWLER & KEAVER L. FOWLER

(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

FIFTEEN THOUSAND AND 00/100----- Dollars \$ 15,000.00 due and payable

OVER A FIVE-YEAR PERIOD, IN MONTHLY INSTALLMENTS OF \$318.71, BEGINNING JUNE 1, 1979, AND CONTINUING EACH MONTH ON THE SAME DAY THEREAFTER UNTIL PAID IN FULL:

with interest thereon from date at the rate of 10 per centum per annum, to be paid. MONTHLY

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,

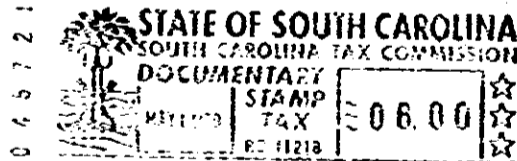
shown and designated on plat of Property of George O'Shields Builders, dated March 15, 1979, prepared by Freeland & Associates, recorded in the RMC Office for Greenville County in Plat Book 7-A at page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an intersection of East Georgia Road and Fowler Road and running thence N. 82-38 E., 121.1 feet to a point; thence continuing along East Georgia Road, N. 81-55 E., 219.1 feet to an old iron pin; thence turning and running S. 7-42 E., 179.9 feet to a new iron pin; thence running to the center of Fowler Road, S. 7-42 E., 19.0 feet to a point; thence running with the center of Fowler Road, N. 69-56 W., 384.5 feet to a point at the intersection of Fowler Road and East Georgia Road, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of James Lynn Fowler and Keaver L. Fowler, to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by First Federal Savings and Loan, in the original amount of \$26,250.00, to be recorded of even date herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident 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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