

1473-653

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.
JUL 18 2 19 PM '79

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, ROBERT ED BOWLING & MARY L. BOWLING
R.P.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES D. BROWN, JR. & MYRA BROWN

(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 ----- Dollars (\$ 2,000.00) due and payable

\$30.00 on the 13th day of August, 1979 and a like amount on the 13th day of each month thereafter up to and including June 13, 1982, with the entire principal balance being due and payable on July 13, 1982. Installments are to be applied first in payment of interest and balance to principal each month with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

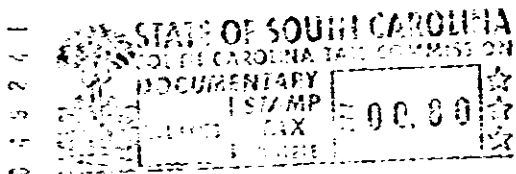
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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 side of Highway No. 183, being shown and designated as Lot Number 3 on plat of property of Lloyd W. Gilstrap recorded in plat book "00" at pages 66 and 67 in the RMC Office for Greenville County, S. C., reference to said plat being made for a more complete description.

This is the same property conveyed to mortgagors by mortgagee by deed of even date herewith, to be recorded.

This mortgage is junior in lien to that certain mortgage held by Engel Mortgage Company, Inc. originally \$30,400 recorded Feb. 5, 1979 in mortgage vol. 1456 page 809, on which there is a balance due of \$30,323.85.



Mortgagee's address:

Route # 1 Farris Bridge Road
Greenville, S. C. 29611

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 hereto in any manner, it being the intention of the parties hereto that all 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, hold and sing for 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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