

607 McDaniel Avenue
Greenville, S. C. 29605

FILED
CO. S. C.
NO 23 AM '79
JAMES W. BERSLEY
S.H.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, WILLIAM B. LONG, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN C. FOWLER and SUZANNE H. 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 THIRTEEN THOUSAND and No/100-----

----- Dollars (\$ 13,000.00) due and payable
according to the terms of the note of even date for which this mortgage stands as security.

~~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:~~

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, containing 57.77 acres, being on S. C. Highway Nos. 271 and 101 (Moody Bridge Road and Beech Road), approximately 5 miles from Marietta in Upper Greenville County, S. C., adjoining property now or formerly owned by Martha F. Bullock, Charles M. McGee, Jr., Beauford W. Williams, Otis R. and Celistia E. Causey, and Dorothy F. Garrett, being shown on a plat of the property of Charles M. McGee, Jr., E. Caroline M. Reid and Sara Frances M. Spence made by C. O. Riddle, Surveyor, dated December 7, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a black gum on the southwestern side of Beech Road at the common corner of Beauford W. Williams and Otis R. and Celistia E. Causey, and running thence N. 30-41 W. crossing Beech Road along the property of Causey 1157.4 feet to an iron pin and old stone corner; thence continuing along said line N. 13-17 E. 118 feet to an iron pin; thence N. 25-29 W. crossing Moody Bridge Road 1098.9 feet to an old iron pin; thence along the line of property of Dorothy F. Garrett crossing Moody Bridge Road, N. 73-43 E. 1327.0 feet to an iron pin and old stone corner; thence along the line of Martha F. Bullock, S. 20-11 E. 1635 feet to an old iron pin; thence along the line of Charles M. McGee, Jr., S. 23-00 W. 230.3 feet to an old iron pin and stone corner; thence along the line of property of Williams crossing Beech Road, S. 44-24 W. 1016.7 feet to an iron pin, the beginning corner. This is the same property conveyed to Emelyn P. McGee by deed of J. D. Fortner recorded in the RMC Office for Greenville County in Deed Book 290 at Page 226, in which deed the above described property is described as containing 63 acres. Emelyn P. McGee died testate a resident of Greenville County, South Carolina, on February 14, 1963, devising the above described property to her children, as will appear by reference to the Records of the Probate Court for Greenville County, S. C. contained in Apartment 825, File 14.

LESS, HOWEVER: ALL that certain piece, parcel or lot of land, with the improvements thereon, situate lying and being in the State of South Carolina, County of Greenville, being known and designated as 4.41 acres, more or less, as shown on plat of property of John Fowler, dated December 28, 1977, and prepared by C. O. Riddle, Surveyor, and recorded in the RMC Office for Greenville County in Plat Book 6-L at Page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Moody Bridge Road at the joint corner of the Otis and Celistia E. Causey property, and running thence N. 25-29 W. 541.3 feet to an iron pin; thence running N. 73-43 E. 642 feet to an iron pin in the center of Moody Bridge Road; thence along the center of Moody Bridge Road, S. 32-03 W. 72.1 feet to a point, S. 25-19 W. 85 feet to a point, S. 20-32 W. 265 feet to a point, S. 22-57 W. 60 feet to a point, S. 30-19 W. 100 feet to a point, S. 40-16 W. 100 feet to a point, S. 50-18 W. 100 feet to an iron pin, being the point of beginning.

This being the identical property conveyed to John C. Fowler and Suzanne H. Fowler by deed of Charles M. McGee, Jr., E. Caroline McGee Reid and Sara Frances McGee Spence dated January 15, 1973, and recorded that same date in Greenville County Deed Book 964 at Page 661, less that portion above described heretofore conveyed away by John C. Fowler and Suzanne H. Fowler to Paul Ronnie Jones and Joan D. Jones, by deed dated December 29, 1977, and recorded January 6, 1978, in Greenville County Deed Book 1071 at Page 434.

All the above is the same property conveyed to the mortgagor herein by the mortgagee herein by deed dated and recorded simultaneously herewith. THIS IS A SECOND MORTGAGE.

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 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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