

MORTGAGE OF REAL ESTATE

THE CITY ASSUMES ALL STAMPS AND RECORDING FEES.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
NOV 15 12 08 PM '79

MORTGAGE OF REAL ESTATE

BOOK 1188 PAGE 458

ALL WHOM THESE PRESENTS MAY CONCERN

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, Julius C. Bowens and Lula Faye Bowens, 12 Manning Street, Greenville, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, Post Office Box 2207, Greenville, South Carolina 29602

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date hereto the terms of which are incorporated herein by reference, in the sum of Two Thousand Nine Hundred Nine and NO/100-----

-----Dollars (\$ 2,909.00) due and payable

10 years from date of mortgage.

with interest thereon from date of mortgage at the rate of 3% per centum per annum, to be paid: The fifteenth of each month with monthly installments of \$28.09 with final payment of \$28.03.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 purpose.

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 Mortgagee 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 lying and being on the East side of Manning Street (formerly Luther Street) in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 6 on Plat of Property of Ollie J. Duncan, made by Dalton & Neves Engineers, July 1945, recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, Page 179 and having, according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the East side of Manning Street, joint front corner of Lots 5 and 6 and running thence with line of Lot 5, S 71-00 E. 179.1 feet to iron pin; thence N 20-16 E. 52 feet to iron pin; thence N. 67-54 W. 180.6 feet to iron pin on the East side of Manning Street; thence with East side of Manning Street, S 19-05 W, 61.7 feet to the beginning corner.

PROPERTY known and designated as Block Book No. 76.1-1-13.

THIS is the same property conveyed to Julius C. Bowens and Lula Faye Bowens from Roy S. Batson in Deed Book 872 at page 417 recorded in RMC for Greenville County July 25, 1969.

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 hereinafore 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.