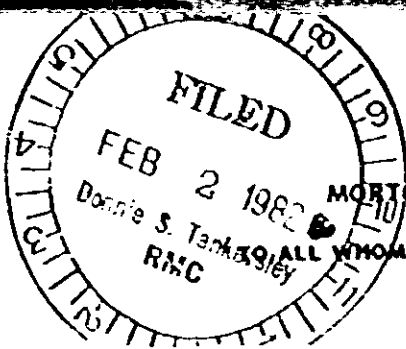


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1532 PAGE 649

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS CHRISTOPHER MAGEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto William E. Bowen and Rosalie B. Bowen

*Pelham - Batesville Fire Dept. Route 5,
Pelham, S.C. 29651*

(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 no/100ths

Dollars (\$ 15,000.00) due and payable

as set forth by note of mortgagor of even date

per note

with interest thereon from date at the rate of / per centum per annum, to be paid per note

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:

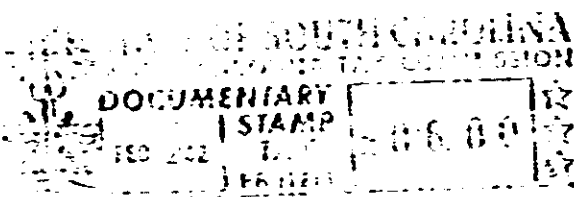
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the Western side of Courtland Drive, and being known and designated as Lot #1, on a plat entitled "HIGHVIEW ACRES", prepared by Piedmont Engineering Service, dated September, 1959, recorded in the RMC Office for Greenville County in Plat Book "GG", at page 122, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Courtland Drive, at the joint front corner of property entitled SOLD, and Lot #1, and running thence with the common line, N. 84-30 W., 190.0 feet to an iron pin; thence N. 5-30 E., 85.0 feet to an iron pin; thence S. 84-30 E., 190.0 feet to an iron pin on the Western side of Courtland Drive; thence with Courtland Drive, S. 5-30 W., 85.0 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of Mortgagees, of even date, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage between the mortgagor and Collateral Investment Company as recorded in the RMC Office for Greenville County in Mortgage Book 1347 at page 404 ; said mortgage being assigned to Manchester Federal Savings & Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1348, page 925, recorded on 9/16/75.



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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