

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE J. TANKERSLEY
R.M.C.

WHEREAS, Charlton Townes Howze and Kathleen A. Howze
(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 **Thirty-nine Thousand Nine Hundred Eighty-eight and 54/100** Dollars (\$ 39,988.54) due and payable

September 1, 1987

with interest thereon from Sept 1, 1982 at the rate of 18% per centum per annum, to be paid:

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, situate, lying and being in the Town of Travelers Rest, on the southeastern corner of the intersection of U. S. Highway No. 25 and Little Texas Road, (now known as State Park Road), and having, according to a plat of survey by J. C. Hill, LS, dated April 8, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern corner of the intersection of U. S. Highway No. 25 and Little Texas Road (now known as State Park Road), S. 78-10 E., 204 feet to an iron pin; thence S. 13-40 W. 98 feet to an iron pin; thence N. 78-00 W. 112.5 feet to an iron pin; thence N. 75-00 W. 91.5 feet to an iron pin on the eastern side of U. S. Highway No. 25; thence along U. S. Highway No. 25 and following the curvature thereof, the chord being N. 14-30 E., 95.4 feet to the beginning corner.

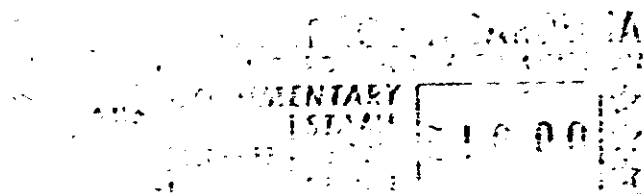
THIS is the same property conveyed to the Mortgagors herein by deed of Eulas C. Odell, recorded in the RMC Office for Greenville County in Deed Book 1173, Page 542, on the 8th day of September, 1982.

THIS property is conveyed subject to all easements, restrictions, roadways rights of way, covenants or zoning ordinances which might appear by examination of the public record or the premises described hereinabove.

THIS mortgage is not assumable, except with the express written consent of the Mortgagee, which consent will be based on the credit worthiness of the assumer and an escalation of the interest rate to the then prevailing interest rate existing at the time of the assumption.

THE Mortgagors herein do hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Eula C. Odell recorded Sept. 8, 1982, in the RMC Office for Greenville County in Mortgage Book 1579, Page 980.

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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 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 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 whatsoever lawfully claiming the same or any part thereof.

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