MORTGAGE OF REAL ESTATE -

BOOK 1599 PAGE 132

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 25 4 33 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Durwood E. Bowden, Jr. and Julia H. Bowden

(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 Sixty Thousand and no/100----------Dollars ($ 60,000.00) due and payable

according to the terms of said note, incorporated herein by reference.

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 Altamont Terrace, and being shown and designated as Lots 16 and 18 in a subdivision known as Altamont Terrace and shown on a plat recorded in the RMC Office for Greenville County in Plat Book BB, at Page 173, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Altamont Terrace at the joint corner of lots 18 and 20 and running thence N. 80-33 W. 140 feet to a pin; thence N. 83-23 W. 153 feet to an iron pin at the joint corner of lots 16 and 14 on another branch of Altamont Terrace; thence with said road N. 1-25 W. 43 feet to a pin; thence N. 8-10 E. 54.4 feet to a pin; thence N. 32-27 E. 100.6 feet to a pin; thence N. 64-18 E. 33.5 feet to a pin; thence S. 80-33 E. 215 feet to a pin; thence S. 35-33 E. 28.3 feet to a pin; thence S. 9-27 W. 180 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Christopher C. Hindman, III, recorded in the RMC Office for Greenville County in Deed Book 1176, page 516, on November 2, 1982.

THE debt secured hereby is subject to call in full or the terms thereof being modified in the event the real estate securing the debt is sold, conveyed or otherwise transferred.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAR25'83 P.B. 112/8 24.00

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 heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.