

30-1024-154

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
REFR... S.C.  
SEP 2 4 59 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JACK E. BOWERS AND BETTY M. BOWERS

(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 Twenty-five Thousand and no/100's

Dollars (\$ 25,000.00 ) due and payable

with interest thereon from date at the rate of 13.75 per centum per annum, to be paid: according to said 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, in Saluda Township, on the southern side of Talley Bridge Road and on the northern side of Saluda River and containing approximately 39 acres and having the following metes and bounds, to-wit:

BEGINNING at a point S. 52 E. 376.2 feet from a stone 3X near large oak near schoolhouse, on Talley Bridge Road and running thence S. 52 E. 1854 feet to a stone; thence S. 27 E. 1848 feet to a stake on bank of Saluda River; thence along said river N. 68-1/2 E. 46 feet to a stake; thence N. 17-1/2 W. 231 feet to a stone; thence N. 26-1/2 E. 59.4 feet to stone; thence N. 56-1/2 E. 594 feet to a stake; thence N. 27 W. 371.5 feet to a stone; thence S. 72 W. 328.68 feet to a stone; thence N. 29 W. 1940.4 feet to a stone; thence S. 26-15 W. 243 feet to a point; thence N. 63-45 W. 537.9 feet to a point; thence N. 33-28 W. 567.8 feet to a point; thence N. 7-25 W. 330 feet to a point on Talley Bridge Road; thence continuing along said road S. 61-15 W. 483.92 feet to a point; thence S. 28 E. 168.3 feet to a point; thence S. 25 W. 291.72 feet to the point of beginning.

Derivation: Deed of Pansy M. Bowers to Betty M. Bowers recorded June 13, 1969, in Deed Book 870 at Page 18 and Deed of Paul Gilreath to Jack E. Bowers recorded November 12, 1962, in Deed Book 710 at Page 437.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDS AND CLERK  
STAMP  
TAX \$ 10.00

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 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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