

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
JUN 2 1983
R.M.C.

VOL. 1041 PAGE 535

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Thomas Fowler

(hereinafter referred to as Mortgagor) is well and truly indebted unto James Richard Dunagan

(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

One Hundred Eleven Thousand and 00/100----- Dollars (\$111,000.00) due and payable

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:
as evidenced by note of 12/3/82

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

ALL that piece, parcel or lot of land in Glassy Mountain Township, County of Greenville, State of South Carolina, being shown on plat of property made for Leola S. Hightower and others, recorded in plat book T page 14, Greenville County RMC Office and having the following courses and distances, to wit:
(See plat book K page 292A)

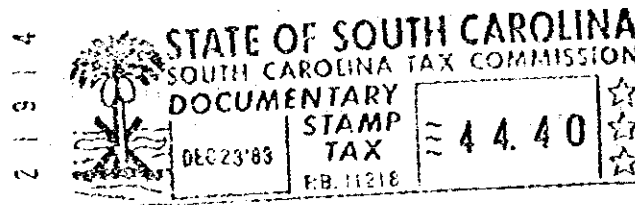
BEGINNING at old pin on the line of J. D. Caldwell and running thence S. 85-18 E., 830 feet to iron pin; thence S. 6-04 E., 333 feet to old pin on line of W. W. Solesbee Est.; thence N. 85-12 W., 890 feet to point in the W. W. Solesbee line, and road; thence N. 4-42 E., 329 feet along the line of the below described property to the beginning corner and containing 6.5 acres more or less. Property subject to road right of way. This is the property conveyed to the within mortgagor by Leola S. Rollins on November 1, 1977, and recorded in deed book 1067 page 762.

ALSO:

ALL that piece, parcel or lot of land in Glassy Mountain Township, County of Greenville, State of South Carolina, joining the above described property on the east and being shown as a strip along the eastern part of Tract No. 3B on plat of R. V. Reynolds, recorded in plat book K page 292A, Greenville County RMC Office and having the following courses and distances, to wit:

BEGINNING in a road, corner of the above described property and running thence with road N. 85-12 W., 132 feet to pin in road; thence N. 4-42 E., 329 feet to a stake on the line of J. C. Caldwell; thence S. 85-18 E., 132 feet to iron pin at corner of the above described property; thence S. 4-42 W., 329 feet along the above described property to the beginning corner and containing one acre, more or less. Property subject to road right of way. This is the same property conveyed to the within mortgagor by Leola S. Rollins on November 1, 1977, and recorded in deed book 1067 page 762.

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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 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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