

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
APR 25 1 35 PM '77

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DONNIE S. TAYLOR  
L. W. FOWLER and VERA FOWLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA

(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-ONE THOUSAND AND NO/100-----Dollars (\$21,000.00 ) due and payable  
in monthly installments of \$284.41 for a period of nine (9) years

with interest thereon from \_\_\_\_\_ date at the rate of nine (9%) per centum per annum, to be paid: monthly

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 Austin Township, as shown on a plat of property of L. W. Fowler by Carolina Engineering & Surveying Company, dated April 27, 1966, recorded in the RMC Office for Greenville County in Plat Book MMM at page 171, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of Monroe Drive, near the center of a creek which passes under said road and running thence with the creek as the line the traverse of which is S. 65-54 W. 120 feet and N. 84-51 W. 134.5 feet to an iron pin; thence N. 7 E. 213 feet to an iron pin; thence N. 81-46 E. 252.7 feet to an iron pin; thence S. 12-15 E. 127 feet to an old iron pin; thence along the line of property of the Church of God into and along Monroe Drive S. 33-15 W. 106 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed recorded in Deed Volume 800 at page 252, June 15, 1966 by deed of S. B. Fowler dated May 17, 1966.

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250M

DOCUMENTARY  
STAMP  
TAX  
08.40

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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.