

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, **Troy F. Gowan** - - - - SEND GREETING:WHEREAS, I the said **Troy F. Gowan**

in and by **me** certain promissory note in writing of even date with these Presents, **am** well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of **Three Hundred & no/100** - - - - (\$ **300.00**) Dollars, with interest from the date hereof at the rate of **seven** per cent (**7** %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Four & 80/100 - - - - (\$**4.80**) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said **Troy F. Gowan**

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to **me** the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville, Chick Springs Township, about one and three-fourths miles West from Greer, lying on the East side of the Buncombe Road, and 595 feet North of the U. S. Super Highway #29, being known and designated as Lot #36 on plat of property of C. L. King made by S.C. Moon, April 1941, and having the following courses and distances, to wit:-**

BEGINNING on iron pin on East side of the Buncombe Road, joint corner of Lots #36 and 37, and runs thence N 67-00 E 220 feet to pin, joint corner of Lots #36, 37, 21 and 22; thence N 19-00 W 50 feet to pin on the line of Lot #22 and joint corner of Lots #35 and 36; thence S 67-00 W 225 feet to pin on the East side of the Buncombe Road; thence S 28-00 E 50 feet to the beginning corner. This is the same lot conveyed to me by Fay J. Dobbins by DEED recorded in R. M. C. Office in Vol. 291, page 378.

Also, all that other lot of land adjoining the above described lot and having the following courses and distances, to wit:-

BEGINNING at pin on the East side of the Buncombe Road, joint corner of lots #35 and 36, and runs thence N 67-00 E 225 feet to pin, joint corner of Lots #35 and 36 and on the line of lot #22; thence N 19-00 W 25 feet to pin on the line of Lot #22 and being at the one half distance of Lot #35; thence S 67-00 W 225 feet to pin on the East bank of the Buncombe Road; thence with the said Road 25 feet to the beginning corner. This lot is known and designated as the southern half of Lot #35 on plat of the C. L. King property and is the same lot of land conveyed to me by J. B. Dobbins and Gladys B. Dobbins by DEED recorded in R. M. C. Office for Greenville County in Vol. 291, page 383.