

20 DAY OF Aug 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:59 O'CLOCK A M. NO. 5345

BOOK 1038 PAGE 136

FILED
GREENVILLE CO. S. C.
JUL 19 10 03 AM 1971
SOUTH CAROLINA
R. M. C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES C. BOWERS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (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 **SEVEN THOUSAND SIX HUNDRED AND NO/100ths-**

DOLLARS (\$ **7,600.00**), with interest thereon from date at the rate of **seven** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

AUGUST 3, 1981

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 **Bates Township**, containing **16.9 acres**, more or less, on property plat of **James Bowers**, recorded in the R.M.C. Office for Greenville County in Plat Book ZZ at page 91 and having the following metes and bounds to-wit:

BEGINNING at an iron pin in the center of Bowers Road at the corner of property of Wyche and Marie Bowers, which point is situate approximately 1,338 feet southwest of Tubbs Mountain Road, and running thence S 33 E 480.8 feet to an ironpin; thence S 14 E 100 feet to an iron pin; thence S 85 E 131 feet to an iron pin; thence along the property of Paul Hunt, S 19-15 E 450 feet to an iron pin; thence along the property of Harry L. McCall S 87 W 174.9 feet to an iron pin; thence S 28 W 543.6 feet to an iron pin in a creek; thence along property of General Hampton Vaughn, Formerly Gillispie, using the branch as the line, N 79-40 W 195 feet to an iron pin; thence N 20 W 240 feet to an iron pin; thence along the property of C.C. Bowers, N 23-45 W 180 feet to pin; thence N 14-30 E 76.4 feet to an iron pin; thence N 24 W 325 feet to an iron pin; thence N 2-52 E 213 feet to an iron pin; thence N 19-30 E 135 feet to an iron pin; thence N 3-10 E 226.8 feet to an iron pin in the center of Bowers Road; thence with the center of said Road, N 77-53 E 263.5 feet to the point of beginning and being the same conveyed to me in Deed Book 732, page 415.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 128