

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1320 PAGE 779

2027 12 21 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DORRIS S. TADDEUSLEY
R.M.C.

WHEREAS, MILTON M. FOWLER

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

SOUTHERN BANK AND TRUST COMPANY

(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

Dollars (\$ 1,399.92) due and payable

One Thousand Three Hundred Ninety-nine and 92/100

in twenty-four (24) monthly installments of Fifty-eight and 33/100 (\$58.33) Dollars commencing on the 22nd day of September, 1974, and on the same date of each successive month thereafter until paid in full,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: after maturity.

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, lying and being on the northern side of Standing Springs Road, Gantt Township, County of Greenville, State of South Carolina, said lot containing 1.46 acres, more or less, as shown on a plat by John A. Simmons, Registered Land Surveyor, and dated April 15th, 1971, this lot having the following metes and bounds, to-wit:

BEGINNING at the center of Standing Springs Road and running in a westerly direction for 300 feet along the center line of Standing Springs Road; then turning and running in a northerly direction N. 12-15 W. for 63 feet, N. 11-50 E. for 53 feet, N. 30-14 E. for 94.5 feet; thence turning and running in an easterly direction S. 69-00 E. for 347 feet; then turning and running in a southerly direction S. 29-10 W. for 161.1 feet along a ditch, returning to the point of origin.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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