

DONNIE S. TANKERSLEY
P.L.C.
GREENVILLE CO. S. C.

BOOK 1388 PAGE 693

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
P.L.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JACK E. BOWERS
and BETTY M. BOWERS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto THE BANK OF TRAVELERS REST

(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 Twelve Thousand and no/100--

-----DOLLARS (\$12,000.00),
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid:

in equal monthly installments of \$152.02 commencing one (1) month from date with a like payment on the same date of each month thereafter until paid in full, said payments to be applied first to interest and then to principal. Note and mortgage due and payable in full at any change in ownership.

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 Saluda Township, on the southern side of Talley Bridge Road and on the northern side of Saluda River and containing approximately 39 acres and having the following metes and bounds, to-wit:

BEGINNING at a point S, 52 E. 376.2 feet from a stone 3X near large oak near schoolhouse, on Talley Bridge Road and running thence S, 52 E. 1854 feet to a stone; thence S, 27 E, 1848 feet to a stake on bank of Saluda River; thence along said river N. 68-1/2 E. 46 feet to a stake; thence N, 17-1/2 W, 231 feet to a stone; thence N, 26-1/2 E, 59.4 feet to stone; thence N, 56-1/2 E, 594 feet to a stake; thence N, 27 W, 371.5 feet to a stone; thence S, 72 W, 328.68 feet to a stone; thence N, 29 W, 1940.4 feet to a stone; thence S, 26-15 W, 243 feet to a point; thence N, 63-45 W, 537.9 feet to a point; thence N, 33-28 W, 567.8 feet to a point; thence N, 7-25 W, 330 feet to a point on Talley Bridge Road; thence continuing along said road S, 61-15 W, 483.92 feet to a point; thence S, 28 E, 168.3 feet to a point; thence S, 25 W, 291.72 feet to the point of beginning.

Derivation: Deed of Pansy M. Bowers to Betty M. Bowers recorded June 13, 1969 in Deed Book 870 at Page 18 and deed of Paul Gilreath to Jack E. Bowers recorded November 12, 1962 in Deed Book 710 at Page 437,

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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