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BOOK 871 PAGE 09

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:

J. GARFIELD BOWERS AND HELEN G. 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 Five Thousand Five Hundred and no/100

DOLLARS (\$ 5,500.00), with interest thereon from date at the rate of six & one-half 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.

October 1, 1976

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 3.56 acres, more or less, and being a portion of the property shown on the "Bowers" plat, recorded in plat book 00 at page 194, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Little Texas Road at the corner of McAlister, which iron pin is situate 210 feet north of Bridwell Road, and running thence along the property of Bridwell and Carroll C. Bowers, S 73-15 W, 526 feet to an iron pin in the line of Hugh Ivey; thence with said line, N 35 W, 84 feet to an iron pin; thence N 65 W, 100 feet to an iron pin; thence N 20 W, 180 feet to an iron pin; thence S 27-45 E, 111 feet to an iron pin; thence with cantrell, N 71 E, 582.6 feet to an iron pin on the western side of Little Texas Road; thence with said Road, S 26-10 E, 281 feet to the point of beginning.

This is the same property conveyed to us in deed book 527 at pages 31, 40, 46 and 52, less the property conveyed to Ivey, containing 12.48 acres, in deed book 612 at page 159, together with a clarification of the right of Ivey to flood the small triangular strip of land at the northwesternmost corner of the lot as set forth in deed book 622 at page 389, a plat of which is recorded in plat book 00 at page 193, and also less that tract conveyed to Carroll C. Bowers in deed book 631 at page 121, shown in plat book 00 at page 303.