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GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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BOOK 1048 PAGE 129

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. G.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: I, James A. Fowler,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 and NO/100-----

Dollars (\$5,000.00) due and payable

at the rate of \$68.17 per month,

with interest thereon from date at the rate of seven per centum per annum to be paid: monthly.

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 Austin Township, located on the south side of the Georgia Road, west of the Town of Simpsonville, adjoining other lands of both Ben A. Maynard and the mortgagor herein, and having according to a survey and plat made by W. J. Riddle, Surveyor, on September 18, 1947, revised in February, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of the Georgia Road, corner of lands now owned by Grantor and Grantee, and running thence along Fowler line S. 7-20 E. 150 feet to iron pin; thence S. 87-50 W. 50 feet to an iron pin; thence N. 7-20 W. 150 feet to an iron pin on Georgia Road; thence along Georgia Road N. 87-50 E. 50 feet to the beginning corner, being the same property conveyed to the mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Volume 495 at Page 269.

ALSO: ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, located on the south side of the Georgia Road, just west of the Town of Simpsonville, adjoining lands of M. M. Scott and Mrs. Etta Fowler, and having the following metes and bounds according to plat of survey made by E. E. Gary, Surveyor, on October 26, 1946, and more particularly described as follows:

BEGINNING at an iron pin on the south side of the Georgia Road (M. M. Scott corner) and running thence along Georgia Road N. 82¼ E. 100 feet to iron pin; thence along new line, S. 7-20 E. 150 feet to iron pin; thence along another new line, S. 82¼ W. 100 feet to iron pin on line of M. M. Scott; thence along Scott line, N. 7-20 W. 150 feet to the beginning corner, and being the same property conveyed to the mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Volume 301 at Page 387.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.