

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }



MORTGAGE OF REAL ESTATE

TO SECURE MORTGAGE LENDING

WHEREAS **I, Robert E. Bowen**

have entered into a Mortgage with the following Mortgagor:

Southern Bank and Trust Company, Piedmont, S. C.

hereafter referred to as Mortgagor, as evidenced by the Mortgage and promissory note filed for recording in the Office of the Register of Deeds in the County of Greenville, South Carolina, and the same are hereby referred to in this deed.

Two thousand one hundred forty - two and no/100-000 Dollars \$2,142.00 to be paid in full and payable **in thirty - six monthly installments of \$59.50 each**, the first of these due on **January 8, 1978** with a like amount due on the 8th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from **date** **12.96** **in advance**

WHEREAS, the Mortgagor has been made aware of the terms and conditions of the Mortgage and has agreed to pay the Mortgage's account for taxes, insurance, and other charges.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the amount of money and interest thereon, and of any other and further sums for which the Mortgage is made, and of the Mortgagee's promise to advance the money for him and by the Mortgagee, and also in consideration of the delivery of the promissory note and mortgage to the Mortgagee at and before the sealing and delivery of this deed, to have, to hold, to sell, to convey, to assign, to release, and by these presents does grant, bargain, sell, convey, release, and assign unto the Mortgagee, his heirs, assigns, and assigns forever:

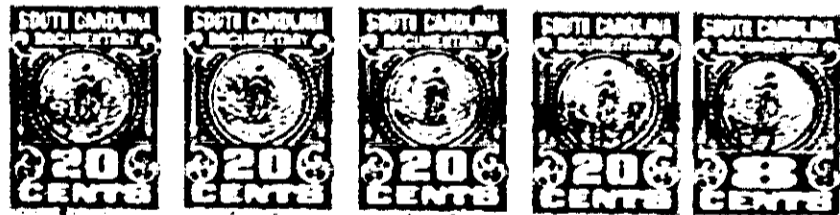
ALL that certain piece of land, to wit: a portion of the land described in Deed Book 892, page 182, and being in the County of Greenville, South Carolina, to wit:

Greenville, in Grove Township, about two miles from the town of Piedmont and the north side of Dalton Road, containing 3.64 acres, known as Tract A and having, according to a plat by J. R. McClure, dated September 14, 1970, the following metes and bounds, to wit:

Beginning at a stake in the center of Dalton Road, thence N. 40-03 E. 815.83 feet; thence S. 12-40 E. 489.05 feet; thence S. 76-51 W. 649.34 feet, to a stake in the middle of Dalton Road, beginning corner.

This is a portion of property conveyed to John B. Gwynn by the estate of Kelly Washington Taylor by a deed dated and recorded in the RMC Office for Greenville County, South Carolina, June 16, 1970, in Deed Book 892, page 182.

This is the same property conveyed by deed of John B. Gwynn to Robert E. Bowen, deed dated September 24, 1970, recorded in the Office of RMC for Greenville County in Deed Book 900, Page 620, on October 20, 1970.



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Together with all and singular rights, members, benefits, 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, assigns, and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafter described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey, or otherwise dispose of the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons who may or lawfully claim the same or any part thereof.

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