

GREENVILLE CO. S. C.

BOOK 1441 PAGE 139

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William R. Fowler

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

102 West College Street, Simpsonville, S. C. 29681

(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

W.R.F. Dollars (\$ 12,000.00) due and payable

in eighty four (84) monthly installments of One Hundred Ninety Three and 07/100 (\$193.07) beginning on September 11, 1978, and on the eleventh (11th) day of each month of each year thereafter until paid in full.

with interest thereon from _____ date _____ at the rate of nine (9%) 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, being on the south side of Fowler Road and the East side of Burdette Road, and being known and designated as a 1.01 Acre tract of land as shown on plat made by L. Montgomery, entitled Property of William R. Fowler, dated September 1, 1977, recorded in the RMC Office for Greenville County, S. C., in Plat Book 65 at page 47 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Fowler Road the corner of property herein being conveyed and property of now or formerly W. M. Fowler, and runs thence S. 20-01 W. 199.73 feet to an iron pin; thence N. 58-21 W. 230.66 feet to an iron pin on the east side of Burdette Road; thence along Burdette Road N. 16-20 E. 209.94 feet to an iron pin at the intersection of Burdette Road and Fowler Road; thence along Fowler Road S. 44-45 E. 132 Feet to an iron pin; thence continuing along said Road S. 70-00 E. 120 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by Deed of Wilton Earl Fowler of even date to be recorded herewith:

NOTA --- AL1478 1475



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 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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