

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

VOL 1659 PAGE 475

OFFERED TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 27 11 11 AM  
JUNIOR R.M.C.  
LENSLEY

WHEREAS, Gerald Wayne Bowers

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Twenty Thousand and no/100----- Dollars (\$ 20,000.00 ) due and payable

April 15, 1991

with interest thereon from April , 1984 the rate of 13.25 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:

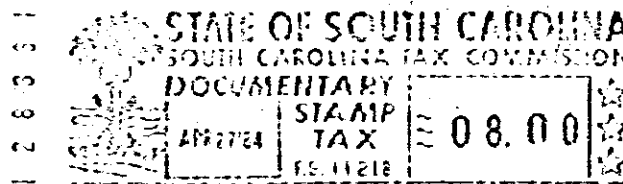
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as the property of the Grantee being shown on a plat prepared by C. O. Riddle in May, 1974, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Bowers Road just east of the intersection of Bowers Road and Ebenezer Road and being bounded on the west of property of Warren R. and Mamie Lee Williams; thence with the Williams line, N. 24-30 W. 663.45 feet to an iron pin; thence N. 80-59 E. 311.9 feet to an iron pin; thence with the common line of the Grantor, S. 33-07 E. 464.9 feet to a nail and cap in the center of Bowers Drive; thence with the center of Bowers Drive, S. 64-03 W. 99.85 feet; thence continuing with said road, S. 54-04 W. 100 feet; thence S. 43-17 W. 100 feet; thence S. 28-25 W. 100 feet to the beginning corner. This property containing 4.1 acres, more or less.

DERIVATION: Deed Book 1062, Page 40 - Ralph M. Bowers - 6/27/74

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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.

SO 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 hereon. 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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