

FILED
GREENVILLE CO. S. C.

BOOK 1218 PAGE 185

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

JAN 3 3 51 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

T. E. Bowling

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

William E. Hunter, M. Graham Proffitt and Donald F. Bolt

(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

Seven Thousand Five Hundred and No/100----- Dollars (\$ 7,500.00) due and payable

in two annual installments as follows: \$3,750.00, plus interest, due and payable January 3, 1973; \$3,750.00, plus interest, due January 3, 1974

with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually

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:

FIRST TRACT:

"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 known and designated as a portion of Lots 10 and 11 as shown on a plat of Evelyn P. McGee of record in the Office of the RMC for Greenville County in Plat Book I, Page 149, and being more specifically shown on a plat of Sarah F. McGee Spence of record in the Office of the RMC for Greenville County in Plat Book 4C, Page 53, and having, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southwestern intersection of Ashley Avenue and Townes Street, running thence with Ashley Avenue, N. 63-20 W. 103.9 feet to an iron pin; running thence S. 1-35 W. 144.1 feet to an iron pin; running thence S. 79-19 E. 77.8 feet to an iron pin on the Western side of Townes Street; running thence with Townes Street, N. 10-41 E. 115 feet to the beginning corner.

SECOND TRACT:

All those pieces, parcels or lots of land situate, lying and being in the County of Greenville State of South Carolina, being known and designated as Lots 1, 2, 3 and 4 as shown on a plat of the Property of E. Carolyn McGee Reid, C. M. McGee, and Sarah F. McGee Spence, prepared by T. C. Adams, dated June, 1954, of record in the Office of the RMC for Greenville County in Plat Book CC, Page 174, and also known as a portion of Lots 6, 7, 8 and 9 and 10, as shown on a plat of record in the Office of the RMC for Greenville County in Plat Book I, Page 149, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Ashley Avenue, which pin is 104.4 feet West from the intersection of Ashley Avenue and Townes Street, and 10.5 feet West from the joint front corner of Lots 10 and 11 as shown on Plat I, Page 149, running thence S. 1-15 W. 110 feet to an iron pin; running thence N. 66-26 W. 81.4 feet to an iron pin; running thence N. 67-38 W. 79.6 feet to an iron pin; running thence N. 86-37 W. 75 feet to an iron pin; running thence N. 86-57 W. 75 feet to an iron pin; running thence N. 1-15 E. 100 feet to an iron pin on the Southern side of Ashley Avenue; running thence along the Southern side of Ashley Avenue, the following courses and distances: S. 86-52 E. 75 feet; S. 86-37 E. 75 feet; S. 76-25 E. 81 feet; S. 66-25 E. 77 feet the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.