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Mann, Foster, Richardson & Fisher, Attorne FILSOw, Greenville, S.C.

800x 1284 PACE 585

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANKERSLED ALL WHOM THESE PRESENTS MAY CONCERN: R.M.C.

WHEREAS,

I, Nadine G. McQueen

thereinafter referred to as Mortgagor) is well and truly indebted unto G. W. Fowler

(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

Three Thousand Five Hundred and no/100ths----- Dollars (\$ 3,500.00) due and payable

at the rate of Fifty and no/100ths (\$50.00) Dollars on the 15th day of each and every month hereafter commencing August 15, 1973;

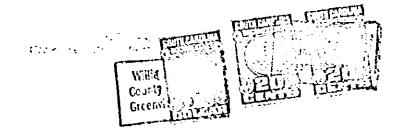
with interest thereon from date at the rate of eight per centum per annum, to be paid: at maturity

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 pre-ints does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, in Gantt Township, near Conestee, South Carolina, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the boundary line of Conestee Lake and bounded on the north by lands of R. C. Willimon and running thence N. 61-15 E. 365.5 feet to the center of a country road; thence S. 27-02 E. 156.6 feet along the center of said country road to a point; thence S. 61-15 W. 394.9 feet to the boundary of Conestee Lake; thence N. 18-07 W. 159.3 feet to the beginning corner.



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Together with all and singular rights, members, berditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the tents, 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 rell, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows.

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of tives, insurance promiums, public assessments, reports or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtodness than a coured does not exceed the cruzial amount shown on the face hereof. All sums to advanced shall be at a terms at the same rate as the mortgage debt and shall be payable on dimental of the Mortgager unless otherwise provided in writing.
- 2) That it will keep the improvements new existing or hereafter erected on the methoded projectly mound as ray be required from time to time by the Metrogoe account has by fire and sine other herids specified by Metrogoe, in an case of rot has then the mentaged delt, or in such amounts in many he required by the Metrogoe, and the conjunction to the delt soft in such problems and the rot of shall be red by the Metrogoe, and have attached the tenton becomes in five of, and in first accountly to the Metrogoe, and that it does not be Metrogoe to proceed of an in his account of the members of all at it does hardly as an to the Metrogoe to proceed of an in his account of the hole of countries of the hole of the hole of countries of the Metrogoe delt, whether does not the hole of countries the process of the other decreases of the Metrogoe delt, whether does not.

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