

1333 731

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

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

WHEREAS, I, Wallace D. Bowen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Earl B. Stephens

(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-Three Hundred and No/100 - - - - - Dollars (\$ 2,300.00 ) due and payable \$100.00 per month, commencing one month from date and to continue at the rate of \$100.00 per month until paid in full, with the right to anticipate the whole amount at any time, with rebate to be made on pro rata basis upon payment in full prior to maturity date with interest thereon from ----- at the rate of ----- per centum per annum, to be paid: add-on

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, just beyond Woodside Mills, known as a part of Lot No. 16, Block A of Summit View, recorded in Plat Book A, at page 75 and having the following metes and bounds, to wit:

BEGINNING at a point approximately 63 feet from the corner of Goldfield Street and New Cut Road (Bramlett Road) and thence running N. 65-45 E. 50 feet to the line of Lot No. 15; thence along line of Lot 15, N. 18 W. 77 feet to an iron pin on Goldfield Street; thence with said Street, S. 40 W. 56 feet to bend in Goldfield Street; thence continuing with said Street S. 17-30 E. 50 feet to the beginning point



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.

Q 7 3 0

4328 RV-2