Offices of KENDRICK, STEPHENSON & JOHNSON, Attorneys of Law. Greenville,

空 15 11 24 84 77 MORTGAGE OF REAL ESTATE TARKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

JACOB C. BOWMAN and SHIRLEY J. BOWMAN,

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

SOUTHERN BANK AND TRUST COMPANY,

thereinafter 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-five Thousand Dollars and no/100-----Dollars (\$ 25,000,00

with interest thereon and to be repaid as provided in said promissory note, with the last payment being due 1980,

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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 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, near the City of Greenville, being known and designated as a portion of a lot entitled "Reserved by Owners" as shown on Sheet No. 4 of a plat of Huntington Subdivision prepared by Piedmont Engineers and Architects, dated May 4, 1968, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW at page 26, and having according to a plat prepared by Piedmont Engineers and Architects, dated September 12, 1972, entitled "Survey for Jacob C. and Shirley J. Bowman", the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeastern edge of the right of way for Raven Road at the joint corner of the premises herein described and Lot No. 14 and running thence with the line of Lot No. 14 S. 67-02 E. 533.9 feet to an iron pin at or near the water level of Huntington Lake; thence with the water level of said lake as the line, having a traverse line of S. 36-43 W. 92 feet to an iron pin; thence S. 37-12 W. 221.1 feet to an iron pin on the northern edge of the right of way for Huntington Road; thence with the northern edge of the right of way for Huntington Road N. 83-28 W. 127.2 feet to an iron pin; thence continuing with the northern edge of the right of way for Huntington Road N. 82-32 W. 22.8 feet to an iron pin; thence N. 36-45 W. 493.3 feet to an iron pin on the southeastern edge of the right of way for Raven Road; thence with the curve of the southeastern edge of the right of way for Raven Road the following courses and distances: N. 85-38 E. 25.7 feet to an iron pin, thence N. 75-33 E. 63.2 feet to an iron pin, thence N. 62-56 E. 61.1 feet to the point of beginning.



5.10.00

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.