

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, Michael L. Fowler and Amanda E. Fowler

SEND GREETING:

WHEREAS, we the said Michael L. Fowler and Amanda E. Fowler

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Two Thousand and No/100 -----(\$ 2,000.00) Dollars,

with interest from the date hereof at the rate of eight 1/2 per cent (8 1/2 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Nineteen and 70/100 -----

-----(\$ 19.70) Dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Michael L. Fowler and Amanda E. Fowler, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Bramlett Road (Old Packs Mt. Rd.) containing 2.3 acre, more or less, and having the following metes and bounds, according to "Compiled plat for: Michael I. Fowler" prepared by Thurl M. Amick, R. L. S. and recorded in the R. M. C. office for Greenville County, South Carolina, in Plat Book 6 A at page 15.

BEGINNING at an iron pin on the northwestern edge of Bramlett Road and running thence along a line of property of H. E. Fowler, D. F. Hawkins, and D. C. Reese S. 86-00 W 265.2 feet to a stone; thence continuing along the line of property of said H. E. Fowler, et al, N. 82-00 W. 210.6 feet to a point, thence S. 08-00 W. 258.1 feet to a point; thence along a line of property of James C. & Doris Hawkins S. 82-00 E. 300.0 feet to a point on the northwestern edge of Bramlett Road; thence along Bramlett Road, N. 36-30 E. 356.4 feet to the beginning corner, and being a portion of the property conveyed by a deed from H. E. Fowler to James C. Hawkins and Doris F. Hawkins dated June 29, 1959, and recorded June 30, 1959, in the R. M. C. Office for Greenville County, South Carolina, in deed book 628 at page 348.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property.

This is the same conveyed to us by James C. Hawkins and Doris F. Hawkins by deed dated January 31, 1977, recorded in deed book 1050, page 429, Greenville County R. M. C. Office on the 2nd of February, 1977.

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