MORTGAGE OF REAL ESTATE

2017 1499 FAST 844

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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Presents MAY CONCERN:

WHEREAS, Manuel Stephen Bowen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Four thousand two hundred eighty seven and 00/100----
Four thousand two hundred eighty seven and 00/100----
Jollars (\$ 4,287.00) due and payable

according to the terms thereof, said note being incorporated herein by reference

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 Mortgagor at any time for advances made to or for his account of 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 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 Mortgagee at and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, 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, in the City of Greenville, on the south side of Northwood Avenue, being known and designated as Lot Number 10, on plat of Furman C. Smith and G. Herman Walker, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S at page 3, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Northwood Avenue, said iron pin being 300 feet east of the southeast intersection of Summit Drive and Northwood Avenue, and running thence with Northwood Avenue, S. 87-34 E. 70 feet to an iron pin; thence S. 1-26 W. 170 feet to an iron pin; thence N. 87-34 W. 70 feet to an iron pin; thence N. 1-26 E. 170 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Charles Larry Power dated November 15, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1068 at page 546.

This is a second mortgage, junior in lien to that certain mortgage given by Manuel Stephen Bowen to NCNB Mortgage South, Inc. on November 15, 1977 and being recorded in the RMC Office for Greenville County on November 16, 1977 in Mortgage Book 1415 at page 970, and re-recorded on December 5, 1977 in Mortgage Book 1417 at page 737.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

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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 is 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.

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