

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, E. J. Fowler and Sara K. Fowler,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Carolina Mortgage Co.

(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-Four Hundred Ninety-Nine and 60/100 Dollars (\$2,499.60) due and payable

in monthly installments of Forty-One and 66/100 (\$41.66) Dollars, the first such installment to become due and payable on the 1st day of January, 1964, and a like installment of Forty-One and 66/100 (\$41.66) Dollars becoming due on the 1st day of each and every month thereafter until the above sum has been paid in full, maturity with interest thereon from 1963 at the rate of six per centum per annum, to be paid: annually,

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, being known and designated as Lot No. 98 of Western Hills, according to plat recorded in the R.M.C. Office for Greenville County, S. C. in Blat Book QQ at pages 98-99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Tuscon Drive, joint front corner of Lots No.s 98 and 99 and running thence with the line of said lots, S. 16-43 E. 174.4 feet to an iron pin; thence N. 73-30 E. 100 feet to an iron pin; thence N. 16-43 W. 174.7 feet to an iron pin on Tuscon Drive; thence with Tuscon Drive, S. 73-17 W. 100 feet to the point of beginning.

It is hereby understood and agreed that the within mortgage is junior in lien to that certain mortgage given to Carolina Federal Savings and Loan Assn. by the mortgagors on May 25, 1962, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 891, page 44.

STATE OF SOUTH CAROLINA ) ASSIGNMENT  
COUNTY OF GREENVILLE )

FOR VALUE RECEIVED, the within mortgage is hereby assigned, without recourse, by the undersigned to Equity Investment Corporation this 27 day of November, 1963.

IN THE PRESENCE OF:

FIRST CAROLINA MORTGAGE CO.

Robert H. Daniels  
Pauline M. Jones

By: Daniel B. Chesnut  
Daniel B. Chesnut, Pres.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or pertaining, and of all 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 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 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.