

MORTGAGE TO SECURE PAYMENT OF DEBT
STATE OF SOUTH CAROLINA 1141 PAGE 75
COUNTY OF GREENVILLE MORTGAGE ON REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS WE, JERRY B. FOWLER and EDNA FOWLER,

hereinafter referred to as Mortgagor, is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK, GREENVILLE,
SOUTH CAROLINA

(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

Three Thousand Eight Hundred Forty & No/100 Dollars (\$ 3,840.00) due and payable

\$80.00 on the fifth (5th) day of December, 1969 and \$80.00 on the fifth day of each month thereafter until paid in full. Payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly

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 in Garitt Township, Greenville County, South Carolina, having the following courses and distances, to-wit as shown by plat of same made by Carolina Engineering and Surveying Company of Greenville, S.C. said plat to be recorded as part of deed dated July 20, 1966.

BEGINNING at an iron pin forty feet from edge of Standing Springs Road, joint corner of Grantors and the Conestee Mill Property, thence along said Conestee Mill line N. 14-30 E. 241 feet to an iron pin, joint corner of Grantors and Conestee Mill; thence S. 78-21 E. 65.6 feet to an iron pin; thence S. 13-47 W. 155 feet to an iron pin; thence N. 78-55 W. 13 feet to an iron pin; thence S. 14-30 W. 54 feet to a point in or on edge of Standing Springs Road, thence N. 70-0 W. 55 feet to the point of beginning.

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 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.