

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH

R. M. O.

MORTGAGE OF REAL ESTATE**To All Whom These Presents May Concern:****Whereas:** James Lynn Fowler and Keaver L. Fowler

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, 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 ---FIFTEEN THOUSAND FIVE HUNDRED and NO/100---

-----Dollars (\$15,500.00) due and payable

at the rate of \$189.00 per month, said payments to be applied first to interest and then to principal, interest at 8% to be computed and paid monthly,

with interest thereon from date at the rate of eight 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:

tract/

"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 Town of Simpsonville, being located at the fork of Georgia Road and side road known as Goodwin Road, and having the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Georgia Road and another public road, said point being the western corner of David N. Mayfield Lands and running thence along Georgia Road N. 80-30 E. 390 feet to corner of Lot 2; thence along line of Lot 2, S. 9-30 E. 215 feet to point in public road known as Goodwin Road; thence along said Goodwin Road N. 71-00 W. 445 feet to the beginning corner, containing 0.93 acres, more or less, and being known as Lot No. 1 of the David N. Mayfield property.

ALSO: All that certain piece, parcel or tract of land in Greenville County, State of South Carolina being shown on plat entitled "Property of James Lynn Fowler" dated July 29, 1971, prepared by John E. Woods, R.L.S., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a old iron pin in creek and running thence with property of Snow N. 16-20 E. 783.3 feet to an old iron pin; thence along other property of Harold Fowler S. 81-14 E., 888.0 feet to a new iron pin; thence along property of Burdette S. 3-45 W. 572 feet to an old iron pin on bank of creek; thence with the creek as the property line S. 89-30 W. 644.8 feet to a point; thence continuing with the creek as the line S. 84-30 W. 417.8 feet to the beginning corner, containing 14.6 acres, more or less.

ALSO: A right-of-way 890 feet, more or less, in length to existing dirt road. This right-of-way to run with the land.

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.