

MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C.

William B. Long, Jr.
110 Mealy St., Greenville, S.C.

BOOK 800 1242 PAGE 403

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
JUL 27 12 01 PM '72
ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS James S. Bowden and Eugenia G. Bowden

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & 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 Seven Hundred Eighty Eight and 40/100

Dollars (\$ 788.40) due and payable in twelve equal monthly installments of \$65.70 per month, the first installment being due and payable on the 20th day of July, 1972, with succeeding installments being due and payable on the 20th day of each month thereafter until paid in full. Interest computed in advance and added to principal in face amount hereof.

with interest thereon from maturity at the rate of eight (8%) 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, located on the northern side of Bridgewater Drive, and being shown as Lot No. 317 on a plat of Botany Woods, Sector VII, recorded in Greenville County Plat Book YY at Pages 76 and 77, and being further described as follows:

Beginning at an iron pin on the northern side of Bridgewater Drive at the joint front corner of Lot Nos. 316 and 317 and running thence along the line of Lot No. 316 N. 17-21 W. 180 feet to an iron pin on the southern side of the Duke Power right-of-way; thence along said right-of-way N. 72-39 E. 130 feet to an iron pin at the corner of Lot No. 318; thence along the line of Lot No. 318 S. 17-21 E. 180 feet to an iron pin on the northern side of Bridgewater Drive; thence along Bridgewater Drive S. 72-39 W. 130 feet to the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Edward W. and Mary Ellen H. Shipley by deed dated June 6, 1966, and recorded June 15, 1966 in Greenville County Deed Book 800 at Page 261. This is a second mortgage, junior in lien to that mortgage given by the Mortgagors herein to First Federal Savings & Loan Association.

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.