

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
MAY 29 3 25 PM '73
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1279 PAGE 1

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Fred N. Bowers and Sadie G. Bowers,
(hereinafter referred to as Mortgagor) is well and truly indebted unto C. G. Henderson and C. B. Seay,
their heirs and assigns forever,
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of Four-Thousand Seven-Hundred Fifty and no/00
Dollars (\$ 4,750.00) due and payable
in full in 12 months from date hereof. Interest being included in said
amount for 12 months,
with interest thereon from date of maturity at the rate of 7% per centum per annum, to be paid: at maturity

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 shown upon a plat entitled

"Plat of Lot of Buford Bowers," near Tyger Church, Highland Township, prepared by Terry T. Dill, dated April 2, 1963, and having according to said plat the following metes and bounds, to-wit:

BEGINNING in the center of Tugaloo Road, South Carolina Highway 414, joint corner of property now or formerly owned by Virgil Bowers; thence S. 14-00 W. down the center of said road 108.5 feet; thence S. 65-05 W. 171 feet to an iron pin on the old road; thence N. 65-00 W., 160 feet to an iron pin; thence N. 36-15 E., 257.5 feet to an iron pin; thence S. 61-00 E., 200 feet along the Virgil Bowers property to the point of beginning, containing 1.18 acres, more or less."

ALSO the following personal property:

One 1972 Ford PKP, S# F10GCN50472, model # F100, Title # 6599889.

It is agreed between the parties hereto that the mortgagors will pay the sum of \$30.00 per thousand of timber cut by the said Fred N. Bowers from a tract of timber sold to him by the mortgagees.

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 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.