

REGULATION NO. 22
COMMERCIAL MORTGAGE WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 11 11 06 AM '73
DONNIE S. TANKERSLEY
R.M.C.

Attorneys at Law, Greenville, S. C. BOOK 1284 PAGE 213

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

WHEREAS, WE, BEN BOWMAN AND MARILYN H. BOWMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto BELK-SIMPSON 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

Two Thousand Nine Hundred Twenty-nine ----- Dollars (\$ 2,929.00) due and payable \$81.50 on the 2nd day of August, 1973 and a like amount on the 2nd day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and the balance to principal with interest thereon from _____ date 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, being located on the northeasterly side of West Georgia Road, and having according to a plat entitled "Property of Marilyn H. Bowman and Ben Bowman" prepared by John A. Simmons, dated July 30, 1971, the following metes and bounds, to-wit:

Beginning at a nail and bottle top in the center of West Georgia Road, which nail is located S. 25-16 E. 16.4 feet from iron pin on the north-westerly side of West Georgia Road and running thence with the property of James N. 25-15 W. 269 feet to a stone; thence with the property of Walter Holcombe S. 58-17 W. 125 feet to a new iron pin; thence with the line of property of Poole, S. 25-15 E. 269 feet to a nail & bottle top in the center of West Georgia Road, passing over new iron pin 25 feet back on line; thence with the center line of West Georgia Road N. 58-17 E. 125 feet to beginning corner.

This mortgage is junior in lien to a mortgage held by Fountain Inn Federal Savings & Loan Association in the amount of \$20,000 recorded May 5, 1972 in mortgage vol. 1232 page 278.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 18 PAGE 728

SATISFIED AND CANCELLED OF RECORD
10 DAY OF Sept. 1973
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:31 O'CLOCK P. M. NO. 7286

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.

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