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MORTGAGE  
DONALD S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 13th day of May, 1977, between the Mortgagor, William H. Fowler and Joyce A. Fowler (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand and No/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2002;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, S. C., and being the greater portion of Lot No. 1 of property shown on plat of C.P. Phillips Estate prepared by C.C. Jones Engineers, dated April of 1964, and recorded in the RMC Office for Greenville County, S.C. in Plats Book FFF, at Page 151, and having, according to a more recent plat prepared by Piedmont Engineers & Architects entitled "Property of William T. Taylor", and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Brushy Creek Road on the far northern corner of Lot No. 1 and running thence with the edge of Brushy Creek Road S. 36-59 E. 90 feet to a point; thence S. 58-55 W. 179 feet to a point on the joint rear line of Lots Nos. 1 and 6; thence N. 30-55 W. 90 feet to an iron pin; thence N. 59-05 E. 169.6 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Jimmy L. Stephens, to be recorded of even date herewith.

which has the address of 200 Brushy Creek Road, Taylors, (City)  
S. C., 29687 (Street) (State and Zip Code); (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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