

FILED
GREENVILLE CO. S. C.

JUN 20 9 57 AM '77

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1401 PAGE 537

Mortgagee's Address:

Greer Fed. S&L Assn.
PO Box 969, Greer, SC
29651

MORTGAGE

THIS MORTGAGE is made this 20th day of June, 1977,
between the Mortgagor, SHIRLEY A. ROWLAND

(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").

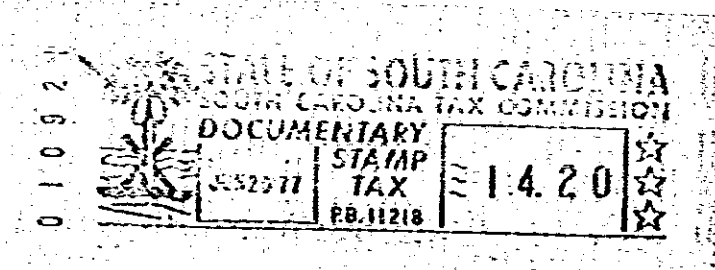
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand, Five Hundred and No/100 (\$35,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007;

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 lot of land situate on the southwestern side of Dogwood Lane, being shown as a lot containing 0.62 acres on a plat of the property of James A. Arrowood, dated September 21, 1972, prepared by Campbell and Clarkson, Surveyors, Inc., recorded in Plat Book 4-U at page 132 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Dogwood Lane at the corner of property now or formerly belonging to Richardson and running thence with Richardson property S 55-02 W 225 feet to an iron pin; thence N 41-05 W 81.2 feet to an iron pin; thence N 35-32 E 234.7 feet to an iron pin on Dogwood Lane; thence with said land S 39-27 E 159.5 feet to the point of beginning.

This is the same property conveyed to the mortgagor and Paul M. Rowland by deed of James B. Arrowood, recorded on September 26, 1972, in Deed Book 956 at page 277 in the RMC Office for Greenville County. The said Paul M. Rowland subsequently conveyed his interest in the aforescribed property to the mortgagor herein by deed recorded on June 18, 1974, in Deed Book 1001 at page 411 in the RMC Office for Greenville County.



which has the address of Route 8 - Dogwood Lane Greenville
(Street) (City)
S. C. 29611 (herein "Property Address");
(State and Zip Code)

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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