

Bay 10148, 0000

GREENVILLE CO. S. C.

JUN 23 12 56 PM '77

1401 533

MORTGAGE
R.H.C.

THIS MORTGAGE is made this 20TH day of JUNE 1977, between the Mortgagor, R. BRUCE OWEN

(herein "Borrower") and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-THREE THOUSAND EIGHT HUNDRED (\$23,800.00) 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the Southerly side of Douglas Drive and being designated as Lot No. 41 on a plat of Country Club Estates, as recorded in the RMC Office for Greenville, South Carolina, in Plat Book G at Pages 190 and 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Douglas Drive at the joint front corner of Lots 41 and 42 and running thence along the common line of said Lots, S. 23-22 E. 130 feet to an iron pin at the joint corner of Lot 50; thence along the line of Lot 50, N. 66-38 E. 50 feet to an iron pin, the joint rear corner of Lots 40 and 41; thence along the common line of said Lots, N. 23-22 W. 130 feet to an iron pin on the Southerly side of Douglas Drive; thence along said Drive, S. 66-38 W. 50 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of D & D Development Company, A South Carolina General Partnership, dated June 20, 1977, and thereafter filed on the same date in the RMC Office for Greenville County in Deed Book 1058 at Page 890.

which has the address of 24 DOUGLAS DRIVE, GREENVILLE, SOUTH CAROLINA
(Street) (City)
..... (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 seized 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.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 20 1977
PB. 11218
103.52

2257922

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 21 1977
PB. 11218
02.00

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