

MORTGAGE

THIS MORTGAGE is made this 16th day of December, 1977, between the Mortgagor, Joseph M. Owings and Thelma D. Owings (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND NO/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 16, 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 April 1, 2008.

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 piece, parcel or lot of land, with improvements thereon, situate, lying and being in Dunean Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 14, Section 3, as shown on a plat entitled "Subdivision of Dunean Mills, Greenville, South Carolina", made by Pickell & Pickell, Engineers, Greenville, S. C., on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S at pages 173-177, inclusive. According to said plat, the within described lot is known as No. 27 Wallace Street, and fronts thereon 82.5 feet. According to said plat, the aforementioned property has the following metes and bounds, to-wit: BEGINNING at a point at the northeastern intersection of Stevens Street and Wallace Street, and running thence down Stevens Street N. 64-22 W. 122.1 feet; thence along an alley N. 24-58 E. 82.5 feet; thence along the joint line of Lots Nos. 13 and 14, S. 64-22 E. 123.0 feet to Wallace Street; thence along Wallace Street S. 25-38 W. 82.5 feet to the point of beginning. This conveyance is subject to all easements, restrictions, rights of way, zoning ordinances and maps of record. This being the same property conveyed to mortgagors by deed of Woodrow Owings dated December 16, 1977, to be recorded herewith.

ALSO: All that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, on the west side of Old Glassy Mountain Road, about 200 feet north of the intersection of Old Glassy Mountain Road and Pleasant Hill Road, being shown as containing one (1) acre, on a plat of property prepared for Thelma D. Owings by W. R. Williams, Surveyor, dated September 13, 1977, recorded in Plat Book 4-O at page 383, and having such metes and bounds as is thereby shown. Reference to said plat and record thereof being hereby made for a more complete description of the property.

This being the same property conveyed to mortgagors by deed of Elmer B. Duncan dated October 6, 1977, and recorded October 19, 1977, in Deed Book 1067 at page 17, R.M.C. Office for Greenville County.

which has the address of Route 3, Jordan Road, Greer, South Carolina 29651 (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 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.

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