

FILED
GREENVILLE CO. S. C.

BOOK 1437 PAGE 293

5 3 17 1978 MORTGAGE

ANNIE S. THOMPSON
R.M.C.

THIS MORTGAGE is made this 5th day of July 1978, between the Mortgagor, Ronnie L. Jowers and Kay B. Jowers (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

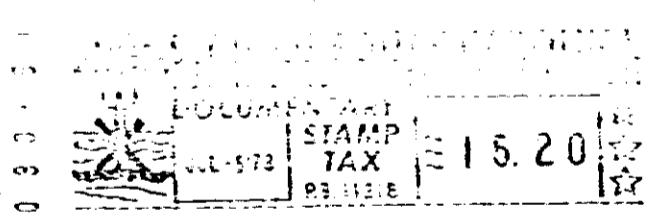
WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand and no/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 7/5/78 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2006

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 or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 40 on plat of Forest Hills, recorded in Plat Book BBB at Page 45 in the RMC Office for Greenville County on the northeastern side of Bridgewood Avenue, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Bridgewood Avenue, at the joint front corner of Lots 40 and 41, and running thence with line of Lot 41, N. 53-16 E. 227.4 feet to an iron pin; thence N. 33-53 W. 100.1 feet to an iron pin; thence S. 53-16 W. 208.2 feet to an iron pin on said street; thence with the curve of said street S. 4-48 E. 47.1 feet to an iron pin; and S. 36-44 E. 60 feet to the beginning corner.

This is the same property conveyed to the mortgagor Great American Land Company, by deed dated 7/5/78, and recorded 7/5/78, in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1076 at Page 24.



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which has the address of 204 Bridgewood Drive, Taylors, South Carolina 29687. (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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