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BOOK 1439 PAGE 334

DONNIE S. TANKERSLEY  
R.H.C.

## MORTGAGE

THIS MORTGAGE is made this 26th day of July, 1978, between the Mortgagor, Bobby G. Owens and Mae E. Owens (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").

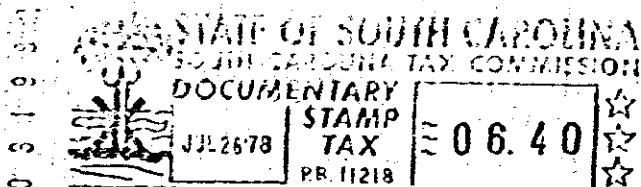
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and no/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1998;

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 on the Southeast side of Pelham Street and the Southwest side of Snow Street, near the Town of Greer, in Chick Springs Township Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 1, on plat of Holtzclaw Estate, known as "Norwood" made by W. N. Willis, Engineer, January 1916, recorded in the R. M. C. Office for Greenville County in Plat Book GG at page 119 and having according to a more recent plat entitled "Property of Ernest Sims and Betty J. Sims" dated April 1974, made by Dalton and Neves Co., Engineers, recorded in the R. M. C. Office for Greenville County in Plat Book 5-G at page 6, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Pelham Street in the front line of Lot No. 1 at the corner of property now or formerly of Lewis J. Armstrong and Margaret R. Armstrong, said pin being seventy-one feet in a southwesterly direction from the point where the Southeast side of Pelham St. intersects with the Southwest side of Snow St. and runs thence through Lot No. 1, and along the line of property now or formerly of Lewis J. Armstrong and Margaret R. Armstrong S. 55-43 E. 140.2 feet to an iron pin; thence N. 33-45 E. 71 feet to an iron pin on the Southwest side of Snow Street; thence along Snow Street N. 55-43 W. 137 feet to an iron pin at the intersection of Snow Street and Pelham Street; thence along the Southeast side of Pelham St. S. 36-20 W. 71 feet to the beginning corner.

This conveyance is subject to all restrictions, zoning ordinances, easements, rights of way, of record, affecting the above described property.



This conveyance is the same property conveyed to Bobby G. Owens and Mae E. Owens by deed Frank P. McGowan, Jr., Master on July 26, 1978 and recorded on July 26, 1978 in Deed Book 1083 at page 871 in the R. M.C.

which has the address of 200 Snow Street  
S. C., 29651 (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 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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