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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

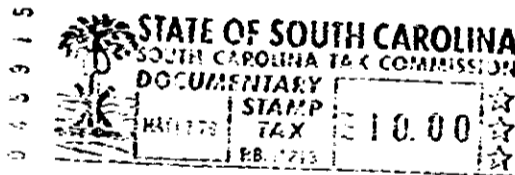
vol 1466 p. 747

THIS MORTGAGE is made this 11th day of May 1979, between the Mortgagor, Willard W. and Mary Ann Fowler (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 Twenty Five Thousand and no/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1999

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 being the greater portion of Lot #18 on Plat of property of Club View Heights, plat of which is recorded in Plat Book "GG", Page 145, and according to plat made by C. C. Jones, Engineers, July 6, 1964, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Par Drive at joint front corner of Lots 18 and 19 and running thence with the line of said lots, S. 79-15 E., 200 feet; thence S. 37-51 W., 192.8 feet to an iron pin, which iron pin is 10 feet northeast of the original joint rear corner of Lots #17 and 18; thence through lot #18 on a new line, N. 52-21 W., 211 feet to an iron pin on Par Drive, which iron pin is 11 feet Northeast of the original front corner of Lots #17 and 18; thence with Par Drive, N. 62-45 E., 65.2 feet to bend; thence continuing with Par Drive, N. 44-52 E., 44.6 feet to the point of beginning.



Derivation: John W. Praynar, Deed Book 779, Page 115, Recorded August 2, 1965.

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which has the address of 18 Par Drive, Greenville, South Carolina 29609 (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".

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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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