

FILED  
GREENVILLE CO. S.C.

Nov 1 11 28 AM '79

MORTGAGE

1400 11/28/79

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 31st day of October 1979 between the Mortgagor, T. Dexter Bowers and Joyce C. Bowers

(herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Eight Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 February 1, 2010

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 State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 5 A on plat of Lots 5 and 5A, Section III, Quail Ridge, recorded in Plat Book 7K at page 62 and having the following courses and distances:

BEGINNING at an iron pin on Old Boiling Springs Road, joint front corner of Lots 5 and 5 A as shown on said plat and running thence with the joint line of said lots, N. 55-50 W. 462.47 feet to an iron pin; thence S. 42-01 E. 249.6 feet to an iron pin; thence S. 80-51 W. 200 feet and S. 78-15 W. 314 feet to an iron pin on Old Boiling Springs Road; thence with said Road, N. 64-11 W. 50 feet to an iron pin, the point of beginning.

Being the same property conveyed by Premier Investment Co., Inc., by deed recorded herewith.

RECORDS OF SOUTH CAROLINA  
DOCUMENTARY  
NOV 2 1979

which has the address of Old Boiling Springs Road, Greer, S. C. 29651

(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.

SOUTH CAROLINA - 1 to 4 Family - \$175 - FNMA FHLBC UNIFORM INSTRUMENT

MORTGAGE

GCTO -----2 NO 1 79 1144  
GCTO -----2 NO 1 79 1143  
4.00CI  
.15CI

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