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# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEAN E. BOWSER AND TERESA H. BOWSER of GREENVILLE COUNTY, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgager is well and truly indebted unto CHARTER MORTGAGE COMPANY P.O. Box 10316 Jacksonville, Florida 32207, a corporation

organized and existing under the laws of STATE OF FLORIDA, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of THIRTY-SIX THOUSAND FIFTY AND NO/100 Dollars (\$ 36,050.00 ), with interest from date at the rate of THIRTEEN per centum ( 13.0 %) per annum until paid, said principal and interest being payable at the office of CHARTER MORTGAGE COMPANY in JACKSONVILLE, FLORIDA

or at such other place as the holder of the note may designate in writing, in monthly installments of FOUR HUNDRED SIX AND 64/100 Dollars (\$ 406.64 ), commencing on the first day of DECEMBER, 1980, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of NOVEMBER, 2010

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of GREENVILLE State of South Carolina:

ALL that lot of land with improvements thereon on the South-western side of Oak Drive in Greenville County, South Carolina, being shown and designated as Lot No. 3, on plat of the property of Henry C. Harding Builders, Inc., made by Campbell and Clarkson, Surveyors, dated July 12, 1967 and recorded in the RMC Office for Greenville County, S.C., in Plat Book PPP at page 95 and as shown by plat prepared by Freeland and Associates, dated October 21, 1980 and entitled "property of Dean E. Bowser and Teresa H. Bowser" and recorded in the RMC Office for Greenville County in Plat Book 8-H at page 16, with reference to said plat being hereby craved for a more complete and accurate description.

This being the same property conveyed to the Mortgagors herein by deed of James C. Landreth and Sherrell B. Landreth of even date to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
RECORDED  
FEB 14 1981  
P.O. 11218

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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