

201 Trade St., Fountain Inn, SC 29644

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GREENVILLE CO. S.C.

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DONNIE S. TANKERSLEY  
P.M.C.

MORTGAGE

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THIS MORTGAGE is made this 10th day of July 1979, between the Mortgagor, James Lynn Fowler and Keaver Law Fowler (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

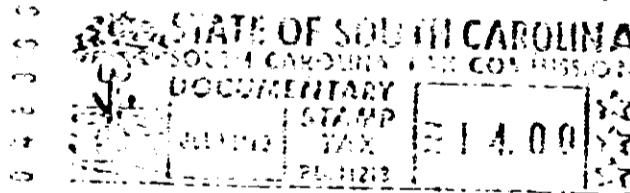
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand and No/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009

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 tract of land in Greenville County, State of South Carolina being located on the northwesterly side of Burdette Road and being shown on plat of property surveyed at the request of Lynn Fowler prepared by J. L. Montgomery, III dated May 31, 1979 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin in Burdette Road the joint corner of property now or formerly of Burdette and running thence with said Burdette property N. 84-30 W. 230.15 feet to an old iron pin; thence S. 2-50 W. 403.88 feet to an iron pin; thence S. 80-22 W. 133.9 feet to an old iron pin (Bent); thence N. 4-48 E. 566.51 feet to an old iron pin; thence S. 83-52 E. 385.08 feet to a spike in said Burdette Road; thence a line in said Burdette Road S. 21-02 E. 335.9 feet to the beginning corner, containing 2.10 acres.

This being the same property conveyed to the Mortgagors herein by deed of D. Harold Fowler July 9, 1979, recorded in Deed Volume 1106 at page 355.



which has the address of Rt. 2, Burdette Road, Simpsonville, S.C. 29681 (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

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