

FILED
GREENVILLE CO. S. C. First Federal S & L
P. O. Box 408
JAN 13 12 02 PM '81 Greenville, S.C. 29602
DONNIE S. TANKERSLE
R.M.C. **MORTGAGE**

BOOK 1529 PAGE 925

THIS MORTGAGE is made this 28th day of October,
1980, between the Mortgagor, Joette P. Fowler,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Thousand Five Hundred
and No/ one hundred (2,500.00) Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____
November 1, 1983.

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 lot of land, with all improvements thereon and
being:

on the Western side of Mitchell Road, and being shown and designated as lot No. 7
on a plat of addition to Pilgrim's Point, said plat being prepared by Aaron M.
Thompson, and dated March 19, 1974, and is recorded in the R.M.C. office for
Greenville County in plat book 4-X at page 83, and according to said plat having
the following metes and bounds to-wit:
BEGINNING at an iron pin on the Western side of Mitchell Road at the joint front
corner of lots 6 & 7 and running thence with the joint line of said lots S. 38-00
W. 204.65 Feet to an iron pin; thence N. 74-00 W. 100 feet to an iron pin; thence
N. 31-00 E. 221 feet to an iron pin on the western side of Mitchell Road; thence
with Mitchell Road, S. 62-46 E., 121,75 feet to an iron pin, the point of
beginning.

DERIVATION: This being the same property conveyed to the mortgagor by deed of
Ruby S. Jeffers and dated October 16, 1978 and recorded in R.M.C. office of
Greenville County on October 18, 1978 in DEED Book # 1090 page 161

This is a 2nd Mortgage and is junior in lien to that mortgage executed by
WESCO Builders, A General Partnership to First Federal Saving and Loan
and dated August 5, 1975 and recorded in the R.M.C. office for Greenville
County, Greenville, S.C. on August 5, 1975 in Book # 1345 Page # 449, and
assumed by Ruby S. Jeffers and later by Joette P. Fowler

which has the address of 15 Mitchell Road Greenville,
(Street) (City)
South Carolina 29615 (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-6-75-ENMA/EHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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