

Mortgagee's Addressed P. O. Box 969, Greer, S. C. 29651
GREENVILLE, S. C.

FEB 23 9 28 AM '81 MORTGAGE

BOOK 1533 PAGE 233

DONNIE S. ANKERSLEY
R.M.C.

THIS MORTGAGE is made this 20th day of February, 1981, between the Mortgagor, DONALD C. FOWLER AND KATHY FOWLER (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Forty Two Thousand Two Hundred and No/100 (\$42,200.00) --- Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on ---March 1, 2011 ---

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 lying, being and situate in the State of South Carolina, County of Greenville, City of Mauldin, being shown and designated as Lot 24 on plat of Verdin Estates, Section III, which plat is recorded in the RMC Office for Greenville County in Plat Book 7-X, at Page 17. Reference to said plat is hereby craved for the metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by deed of Westminster Company, Inc. dated 2-20-81 and to be recorded of even date herewith.

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which has the address of 8 Ramey Court, Mauldin, (City)
C., 29662 (State and Zip Code) (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 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.

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