

FILED  
GREENVILLE S.C.

MAR 10 12 52 PM '81

SONNIE S. TANKERSLEY  
R.M.C.

FIRST FEDERAL  
P. O. BOX 403  
GREENVILLE, S. C. 29602

BOOK 1534 PAGE 690

### MORTGAGE

THIS MORTGAGE is made this 4th day of March, 1981, between the Mortgagor, Lawrence A. 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 Eight thousand dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 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 April 1, 1991;

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 those pieces, parcels or lots of land situate, lying and being on the northeastern side of Elizabeth Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a portion of Lots Nos. 100 and 101 of a subdivision of property of Robert J. Edwards plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 61; also shown as the property of Roy E. Woodard by plat recorded in the R.M.C. Office for Greenville County in Plat Book XXX at Page 117; said lots having such metes and bounds as shown thereon.

*dup* The Grantor herein assumes and agrees to pay the terms of that certain note and mortgage heretofore executed unto Collateral Investment Company recorded in the R.M.C. Office for Greenville County in Mortgage Book 1092 at Page 67 in the original amount of \$20,900.00 and having a present balance of \$20,900.00. *dup*

This being the same property conveyed to the mortgagor herein by deed of Roy E. Woodard and recorded in the R.M.C. Office for Greenville County on May 28, 1968 in Deed Book 845 at page 43.

This is second mortgage and is junior in lien to that mortgage executed to Collateral Investment Corp. which mortgage is recorded in the R.M.C. Office for Greenville County in Book 1092 at page 67, and subsequently assigned to First Federal Savings and Loan of Fall River, assignment dated May 20, 1968, recorded June 25, 1968 in Book 1096 at page 89.

GCTO  
-----  
3 MR 10 81  
937

which has the address of 1 Elizabeth Drive, Taylors, South Carolina 29687,  
(Street) (City)  
(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.

6  
9  
0

4328 RV-2