

FILED
GREENVILLE CO. S. C.

JUL 23 12 42 PM '81

MORTGAGE

BOOK: 1547 PAGE 710

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 23rd day of July 1981, between the Mortgagor, A. Ronald Cowley and Linda Hudson Cowley (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

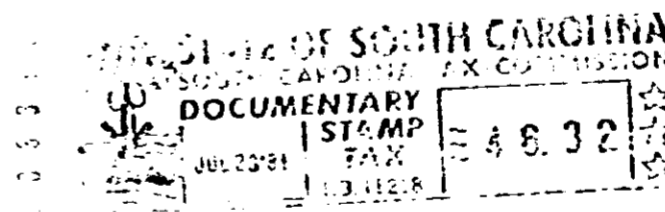
WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred fifteen thousand seven hundred ninety-five and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 situate, lying and being in the County of Greenville, State of South Carolina, on the Northwestern side of Bridgewater Drive, as shown on a plat of survey prepared by W. R. Williams, Jr., Surveyor, dated June 10, 1980, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-A at page 50, and having, according to said plat and a more recent plat prepared by Freeland & Associates, dated July 21, 1981, entitled "Property of A. Ronald Cowley and Linda Hudson Cowley", the following metes and bounds:

BEGINNING at an old iron pin on the Northwestern side of Bridgewater Drive at the joint front corner of Lots Nos. 306 and 307 of Section VII, Botany Woods Subdivision, and running thence with Bridgewater Drive S. 43-18 W. 130 feet to a nail and cap at the joint front corner of Lots Nos. 305 and 306; thence with the line of Lot No. 305 N. 46-42 W. 178.4 feet to an iron pin; thence N. 47-08 W. 42.9 feet to a point; thence N. 42-52 E. 10 feet to a point; thence N. 47-08 W. 10 feet to a point; thence S. 42-52 W. 10 feet to a point; thence N. 47-08 W. 147.1 feet to an iron pin on Yorkshire Drive; thence with Yorkshire Drive N. 42-52 E. 130 feet to an iron pin; thence S. 47-08 E. 200 feet to an old iron pin at the joint rear corner of Lots Nos. 306 and 307; thence with the line of Lot No. 307 S. 46-42 E. 179.4 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Michael K. Sieber and Beth H. Sieber, dated July 13, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1152 at page 259, on July 23, 1981.



which has the address of 305 Bridgewater Drive, Greenville, South Carolina 29607 (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 title insurance policy insuring Lender's interest in the Property.