

P.O. Box 225  
Columbia, SC 29202

FILED  
S.C.  
AUG 21 3 57 PM '81  
TANKERSLEY  
R.M.C.  
DEC 8 3 27 PM '81  
FILED  
MORTGAGE

BOOK 1550 PAGE 536  
BOOK 1559 PAGE 347

THIS MORTGAGE is made this 21st day of August 1981, between the Mortgagor, John E. Kowalski and Patricia M. Kowalski (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is Post Office Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-TWO THOUSAND and no/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 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 September 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 87 of a subdivision known as DOVE TREE, as shown on plat prepared by Piedmont Engineers and Architects, which plat is recorded in the RMC Office for Greenville County in Plat Book 4X at Page 22, and having, according to said plat, such metes and bounds as appear thereon.

THIS being the same property conveyed to the mortgagor herein by deed of John Bolen, Inc., of even date, to be recorded herewith.

The within Mortgage is being re-recorded to add the name of Patricia M. Kowalski.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
2880

which has the address of 4 Sugarberry Court, Greenville, South Carolina 29605  
[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.

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