

GREENVILLE, S.C.

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF SOUTH CAROLINA

BOOK 1530 PAGE 333

DEC 15 3 32 PM '81

MORTGAGE

SONNERSLEY

THIS MORTGAGE is made this 15 day of December, 1981, between the Mortgagor, Charles C. 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").

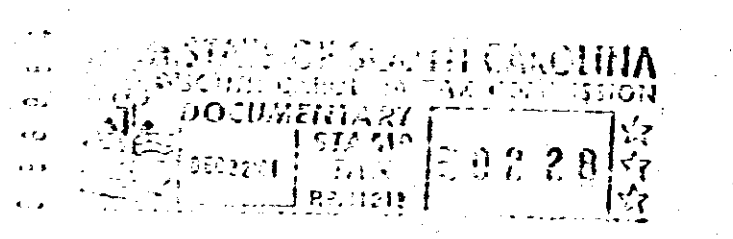
WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand, Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1-1-87;

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:

Being known and designated as Unit No. 1-H of Town Park of Greenville, S.C. Horizontal Property Regime as is more fully described in Master Deed dated June 5, 1970 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 891 page 243, as amended by amendment to Master Deed recorded July 15, 1971 in Deed Book 920 page 305, and survey and plat plan recorded in Plat Book 4G at pages 173, 175, and 177.

This being the same property conveyed to the mortgagor herein by deed of Charles E. Butler Builders, Inc. dated August 31, 1978 and recorded in the RMC Office for Greenville County on September 1, 1978 in Deed Book 1086 at Page 675.

This is a second mortgage and is junior in lien to that mortgage executed to Charles C. Fowler which mortgage is recorded in RMC Office for Greenville County in Book 1443 at Page 66 on September 1, 1978.



which has the address of Unit 1-H Town Park Condominiums, East North Street, Greenville, S.C. 29615 (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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