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GREENVILLE S.C.  
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DONNIE S. TAMMERSLEY  
R.H.C.

BOOK 1597 PAGE 636

# MORTGAGE

THIS MORTGAGE is made this 8th day of March, 1983, between the Mortgagor, Charles W. Fowler and Emily A. Fowler, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

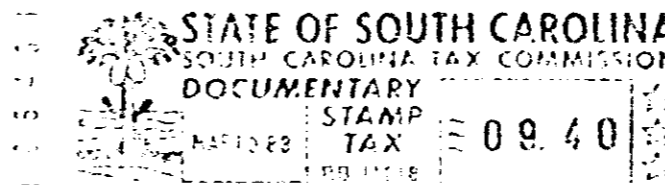
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand Four Hundred Seven & 66/100 (\$23,407.66) dollars, which indebtedness is evidenced by Borrower's note dated March 8, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2001

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, on the eastern side of Mush Creek Road, containing 0.8 acres, more or less, as appears on a survey entitled "Survey for William M. Loper" dated September 23, 1981, and revised February 22, 1983, prepared by W. R. Williams Jr., RLS, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Mush Creek Road at the corner of property of Thompson and running thence along a joint line with property of Thompson N. 35-20 E. 337.9 feet to an iron pin; thence running S. 26-16 E. 120.0 feet to an iron pin; thence running S. 34-27 W. 327.4 feet to a nail and cap in the center of Mush Creek Road; thence running N. 31-52 W. 120.0 feet to a nail and cap in the center of Mush Creek Road, being the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Carole C. Loper of even date to be recorded herewith.



which has the address of Route 1, Mush Creek Road Travelers Rest, South Carolina 29690 (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.

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