

FILED
GREENVILLE S.C.
APR 18 3 04 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1602 PAGE 378

MORTGAGE

THIS MORTGAGE is made this 11th day of April 1983, between the Mortgagor, Richard A. Owen and Joan W. Owen (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 ~~Sixty-eight thousand and no/100-~~ ~~(\$68,000.00)~~ Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2013

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:

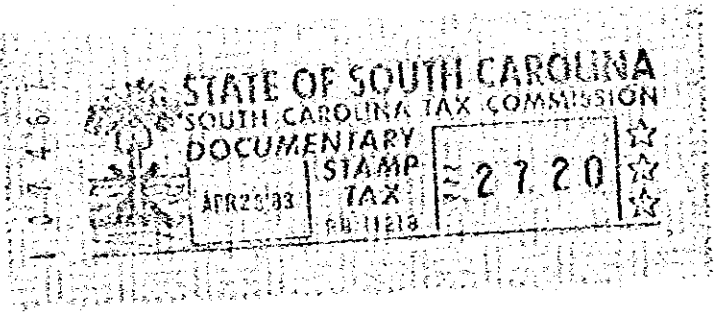
All that lot of land in the State of South Carolina, County of Greenville, on the eastern side of Camelot Drive, being shown as Lot No. 17 on a plat of Woodall Subdivision, dated January 8, 1976, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 5-P at page 12 in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit.

BEGINNING with an iron pin on the eastern side of Camelot Drive at the joint front corner of Lots 17 and 18 and running thence with Lot No. 18, S. 87-57 E. 130.7 feet to an iron pin at the joint rear corner of Lot No. 17 and Lot No. 18; thence with the center line of a branch as the property line, S. 3-08 E., 90.4 feet to an iron pin at the joint rear corner of Lot No. 16 and Lot No. 17; thence with Lot No. 16, N. 87-57 W., 138.9 feet to an iron pin on the eastern side of Camelot Drive; thence with said Drive, N. 02-03 E., 90 feet to the point of beginning.

This conveyance is subject to restrictions and covenants recorded in the RMC Office for Greenville County, as well as any other restrictions, rights-of-way, or easements that appear of record, on the plat referred to above or as shown on the premises.

This is the same property conveyed to the Mortgagor herein by deed of William G. Hammel, III, and Bonnie A. Hammel, dated April 8, 1983, and filed in the RMC Office for Greenville County in Deed Book 1186 at page 543.

5.80



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Lot 17, Camelot Drive
which has the address of 403 Camelot Drive, Simpsonville,
[Street] [City]
South Carolina 29681 (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 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.

5.0001

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