

GREENVILLE S.C.
APR 21 4 52 PM '83
DONNIE S. ... ASLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 4th day of April, 1983 between the Mortgagor, Samuel M. Bowden, Jr. and Lynne R. Bowden, (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 Three thousand one hundred forty four and no/100 -- Dollars, which indebtedness is evidenced by Borrower's note dated 4-4-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on ...5-1-86.....;

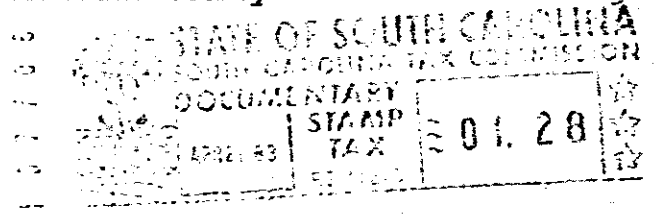
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being on the southerly side of Lynn Drive and being known and designated as Lot No. 32 on the plat of Rosewood Park as recorded in the RMC Office for Greenville County in Plat Book TT, Page 32 (the same being a revision of certain lots in Rosewood Park) and having, according to said plat, the following metes and bonds, to wit:

BEGINNING at an iron pin on the southerly side of Lynn Drive, joint front corner of Lots 31 and 32 and running thence along the joint line of said Lots S. 00-20 E., 173.1 feet to an iron pin; thence S. 85-00 E., 90.4 Feet to an iron pin, joint rear corner of Lots 32 and 34; thence along the joint line of Lots 32, 33 and 34 N. 00-20 W., 180.5 feet to an iron pin on the southerly side of Lynn Drive; thence along said Drive S. 89-40 W., 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of R. Dennis Hennett and Mary A. Hennett recorded in the RMC Office for Greenville County on September 27, 1977 in Deed Book 1065 at Page 697.

This is a second mortgage and is junior in lien to that mortgage executed by Samuel M. Bowden, Jr. and Lynne R. Bowden to First Federal of South Carolina which mortgage is recorded in the RMC Office for Greenville County in Book 1411 at Page 278 and dated 9/21/77 and recorded 9/28/77.



which has the address of 16 Lynn Drive, Taylors, South Carolina,
(Street) (City)
29687 (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.

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