

GREENVILLE, S.C.
APR 27 3 42 PM '83
DONNIE S. WALKER
R.M.C.

BOOK 1603 PAGE 957

MORTGAGE

THIS MORTGAGE is made this 27th day of April, 1983, between the Mortgagor, LUTHER WILTON FOWLER, JR. AND BARBARA T. FOWLER (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").

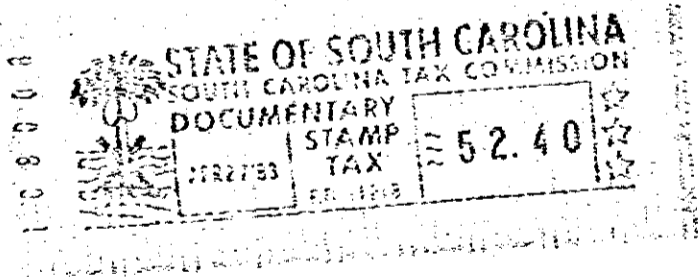
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THIRTY ONE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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 certain piece, parcel or tract of land, lying and being situate in the County of Greenville, being shown and designated as 4.52 acres, more or less, on plat entitled "Property of Luther Wilton Fowler, Jr. and Barbara T. Fowler" as prepared by Dalton & Neves Co., Engineers on April 26, 1983 as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9A at Page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Godfrey Road, 363 feet, (+ or -) from the center line of the intersection of Batesville Road and Godfrey Road, and running thence S. 22-28 W. 490.57 feet to a point in a pine tree; thence S. 19-23 W. 325.21 feet to an iron pin; thence with the line of the property now or formerly of J. P. Henderson and Hazel Fowler, N. 74-24 W. 496.3 feet to an iron pin on the northern side of Godfrey Road; thence with Godfrey Road, N. 50-59 E. 995.37 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Michael J. Smith dated November 1, 1982 and recorded in the R.M.C. Office for Greenville County in Deed Book 1176 at Page 600.



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which has the address of Route 5, Godfrey Road 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.

4.00CD