

Security Federal

FILED
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JUN 21 4 04 PM '83
MORTGAGE
R.M.C.

SEC 1612 10373

THIS MORTGAGE is made this 21ST day of JUNE 19 83, between the Mortgagor, WILLIAM E. BOWEN (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

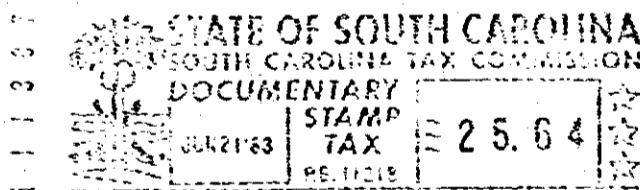
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY FOUR THOUSAND ONE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 21, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JULY 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 PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, ON THE NORTHERN SIDE OF BYRD BOULEVARD IN THE CITY OF GREENVILLE, BEING SHOWN AS LOT 164 ON PLAT ENTITLED "PROPERTY OF WILLIAM E. BOWEN" RECORDED IN PLAT BOOK 96 AT PAGE 50 IN THE RMC OFFICE FOR GREENVILLE COUNTY, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF BYRD BOULEVARD AT THE JOINT FRONT CORNER OF LOTS NOS. 163 AND 164, AND RUNNING THENCE ALONG THE COMMON LINE OF SAID LOTS, N. 19-41 E. 227.5 FEET TO AN IRON PIN ON MOUNT VISTA AVENUE; THENCE WITH THE JOINT LINE OF LOTS NOS. 164 AND 171, S. 59-53 E. 85 FEET TO AN IRON PIN AT THE JOINT REAR CORNER OF LOTS NOS. 164 AND 165; THENCE ALONG THE COMMON LINE OF SAID LOTS, S. 23-27 W. 206.8 FEET TO AN IRON PIN ON THE NORTHERN SIDE OF BYRD BOULEVARD; THENCE ALONG SAID BYRD BOULEVARD, N. 75-19 W. 70 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

THIS IS THE SAME PROPERTY CONVEYED TO THE MORTGAGOR HEREIN BY DEED OF FLETCHER C. MANN, AS EXECUTOR OF THE ESTATE OF WALTER D. JOHNSON, JR., DECEASED, RECORDED HERewith.



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which has the address of 17 BYRD BOULEVARD, GREENVILLE (City), SOUTH CAROLINA 29605 (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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