

MORTGAGE

THIS MORTGAGE is made this 29th day of July 1983, between the Mortgagor, Dave P. Bowmaster and Patricia C. Bowmaster (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 \$5,081.04 (Five Thousand and Eighty One and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 January 27, 1984.

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, together with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Old Mill Court and being shown and designated as Lot 17 on plat of Old Mill Estates, Section 1, recorded in the Greenville County RMC Office in Plat Book 000, Page 159, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeastern side of Old Mill Court at the joint front corner of Lots Nos. 17 and 34, and running thence with the joint line of said lots N. 60-18 E. 145 feet to an iron pin at the joint rear corner of said lots, thence running S. 36-30 E. 379.3 feet crossing Mountain Creek to a point; thence running S. 59-68 W. 130 feet to an iron pin at the joint rear corner of Lots 17 and 35; thence with the joint line of said lots N. 47-15 W. 140 feet crossing the creek to an iron pin on the edge of the right-of-way of Old Mill Court; thence with the curve of the right-of-way of Old Mill Court, the chord of which is N. 11-25 E. 70 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Robert Lawrence and Margaret I. Lawrence and recorded in the RMC Office for Greenville County on 02/02/79 in Deed Book 1096 at Page 449.

This is a second mortgage and is Junior in Lien to that mortgage executed by Robert Lawrence and Margaret I. Lawrence which mortgage is recorded in RMC Office for Greenville County on 01/23/74 in Book 1300 at Page 369.

which has the address of 13 Old Mill Court, Taylors, SC 29687 (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 seized 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.