

FILED
GREENVILLE S.C.
OCT 17 11 24 AM '83

MORTGAGE

THIS MORTGAGE is made this 14th day of October, 1983, between the Mortgagor, Harold Eugene Fowler and Linda G. Fowler, (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 ten thousand eighty-three dollars and 04/100***** Dollars, which indebtedness is evidenced by Borrower's note dated October 14, 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 September 30, 1993;

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 Greenville County, S.C., on the south side of Ravensworth Road near the Town of Taylors, being shown as Lot No. 29 on a plat of BROOK GLENN GARDENS, recorded in Plat Book JJJ, at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Ravensworth Road at the corner of Lot No. 28 and running thence with the curve of the south side of said Road the chords and distances of which are S. 48-45 E. 40 feet and S. 66-42 E. 32 feet to an iron pin at the corner of Lot 30; thence with the line of said lot, S. 1-10 E. 177.5 feet to an iron pin; thence N. 64-10 W. 153 feet to an iron pin at the rear corner of Lot No. 28; thence with the line of said Lot N. 26-28 E. 167 feet to the beginning corner.

This conveyance is made subject to any and all existing reservations easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed by Kent Parker Stubbs and Frances A. Stubbs to Harold Eugene Fowler and Linda G. Fowler recorded in the R.M.C. Office for Greenville County in Deeds Book 973, at Page 889.

This is a second mortgage and junior in lien to that mortgage executed by Harold Eugene Fowler and Lind G. Fowler to First Federal of SC which mortgage is recorded in RMC Office of Greenville County in Book No. 1274 Page 536 dated 5-3-73.

RECORD OF DEEDS, GREENVILLE COUNTY, S.C.
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which has the address of 206 Ravensworth Rd., Taylors, S. C. 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 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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