

FILED
GREENVILLE S.C.
APR 6 9 04 PM '84

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MORTGAGE

010320758-8

THIS MORTGAGE is made this 9th day of November, 1983, between the Mortgagor, Rodger E. Fowler and Linda O. 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 \$15,000.00 (Fifteen Thousand and no/100) Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 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 November 30, 1993.....;

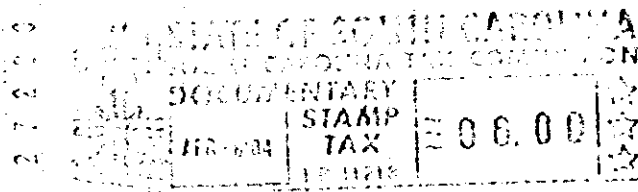
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known as lot # 10 on a plat of the property of W. T. Patrick and William R. Timmons, Jr. recorded in the RMC Office for Greenville County in Plat Book PP at Page 181, and described as follows:

BEGINNING at a point on the northwestern side of Lawnview Court, joint front corner of lots #9 and #10; running thence N. 34-20 W. 142.7 feet to rear corner of lot 9; thence N. 79-20 W. 56.3 feet to point; thence S. 34-20 E. 182.7 feet to point on the northwest side of Lawnview Court; thence with the northwest side of said Court, N. 55-40 E. 80 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Larry G. Shaw and recorded in the RMC Office for Greenville County on June 07, 1968 in Deed Book 845 at Page 601.

This is a second mortgage and is junior in lien to that mortgage executed by the Cameron Brown Company and recorded in the RMC Office for Greenville County on June 06, 1968 in Deed Book 1094 at Page 481.



which has the address of 10 Lawnview Court, Greenville, (City)
South Carolina 29611 (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.