

MORTGAGE

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2-165-42

THIS MORTGAGE is made this 20th day of September 19 84, between the Mortgagor, Jerry E. Fowler and Edna Fowler (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six thousand, one hundred, sixty-five and 42/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 1984 (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 15, 1994

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, lying and being in Greenville County, State of South Carolina as shown on plat entitled "Property of Jerry E. Fowler and Phillip Fowler", dated May 2, 1974, prepared by Jones Engineering Service, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on Standing Springs Road, at property now or formerly, of Conestee Mills, and running thence N. 13-47 E., 56.1 feet; thence N. 78-55 W., 13 feet; thence S. 14-30 W., 54 feet; thence S. 70-00 E., 13.8 feet to the point of beginning. Being a portion of the property conveyed to the grantors by deed of R. B. Harrison, dated October 15, 1946, and shown in the RMC Office for Greenville County in Deed Volume 300, at page 338.

ALSO: ALL that piece, parcel or lot of land, lying and being in Greenville County, State of South Carolina, as shown on plat entitled "Property of Jerry E. Fowler and Phillip Fowler", dated May 2, 1974, prepared by Jones Engineering Service, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin at joint Southeastern corner of property formerly conveyed to the grantees by grantors and running thence N. 78-21 W., 65.6 feet to an iron pin; thence N. 14-30 E., 168.9 feet to an iron pin; thence S. 75-35 E., 63.8 feet to an iron pin; thence S. 13-47 W., 165.2 feet to the point of beginning. Being a portion of the property conveyed to the grantors by deed of R. B. Harrison, dated October 15, 1946, and shown in the RMC Office for Greenville County in Deed Volume 300 at page 338.

THIS IS THAT same property conveyed by deed of Millard Fowler and Eva Fowler to Jerry E. Fowler and Edna Fowler, dated 5/20/77, recorded 5/23/77, in Deed Volume 1057, at page 74 in the RMC Office for Greenville County, South Carolina.

ALSO: ALL that piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina, having the following courses and distances to wit as shown by plat of same made by Carolina Engineering and Surveying Company, of Greenville, S.C. said plat to be recorded as part of deed dated July 26th, 1966. BEGINNING AT Iron Pin Forth Fee from edge of Standing Springs road joint corner of Grantor and the Conestee Mill Property, then along said Conestee Mill Line N- 14-30 E. 241 ft to I.P. joint corner of Grantors and Conestee Mill; thence S-78-21 E - 65.6 Feet to I.P. thence S-13-47- W 155 feet to iron pin, thence N-78-55- W- 13 ft to I.P. thence S-14-30- W- 54 feet to point in or on edge of Standing Springs Road, thence N-70-0 West 55 feet to point of beginning. THIS IS THAT same property conveyed by deed of Millard Fowler and Eva Fowler to Jerry E. Fowler and Edna Fowler, dated 9/2/66, recorded 9/15/66, in Deed Volume 806, page 90, in the RMC Office for Greenville County, South Carolina.

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which has the address of Box 21 Conestee SC 29636 (herein "Property Address");

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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".

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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.

RECEIVED

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