

MORTGAGE

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THIS MORTGAGE is made this 5th day of October 1984 between the Mortgagor, BETTY DEVORE BOWENS, ANTHONY DEVON BOWENS AND SHARON E. BOWENS (herein "Borrower"), and the Mortgagee, CAPITOL CREDIT PLAN OF SOUTH CAROLINA, INC., a corporation organized and existing under the laws of South Carolina, whose address is 1000 North Pine Street, Spartanburg, SC 29303 (herein "Lender").

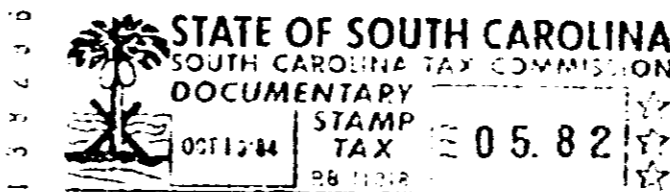
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand Three Hundred Six and 60/100 (\$19,306.60) Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 10, 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 situate in the State of South Carolina, City and County of Greenville, on the southern side of Potomac Avenue, and being known and designated as Lot No. 248, and the western one-half of Lot No. 249, as shown on a Plat of Pleasant Valley, made by Dalton & Neves, April, 1946, and revised November, 1948, and recorded in the RMC Office for Greenville County, in Plat Book "P", at page 92.

This being the identical property conveyed to John L. Bowens and Betty Devore Bowens by deed of W. F. Gibson and Lottie Beal Gibson dated October 9, 1975 and recorded October 15, 1975 in Deed Book 1025 page 817 in the RMC Office for Greenville County.

John L. Bowens died intestate leaving as his sole heirs-at-law his children, Anthony Devon Bowens and Sharon E. Bowens as shown in Estate File 83-ES-23-00674, Probate Court for Greenville County, South Carolina.



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which has the address of 223 Potomac Avenue; Greenville, South Carolina 29605 (Street) (City)

(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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