

GREENVILLE  
JAN 3 10 37 AM 1985  
ONNIE S. WALKERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 28 day of December,  
1984, between the Mortgagor, FREDRICK LEE ROWLAND and NANCY C. ROWLAND

, (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 Twenty Five thousand  
and no/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated December, 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 \_\_\_\_\_  
.....;

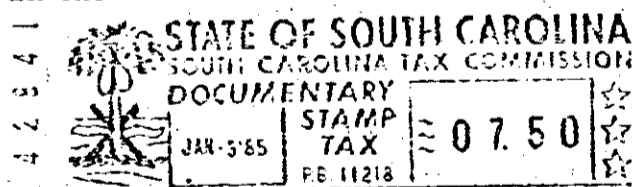
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, situate, lying and being in the southeastern curve of Endless Drive and being known and designated as Lot No. 20 on a plat of DOGWOOD ACRES Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book "00" at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Endless Drive at the joint front corner of Lots 4 and 20 and running thence N. 86-06 E. 154 feet to an iron pin; thence N. 2-50 W. 150.1 feet to an iron pin on the southern side of Endless Drive; thence with said Drive S. 82-01 W. 161.5 feet to an iron pin; thence with the curve of Endless Drive, the chord of which is S. 38-13 W. 49.4 feet to an iron pin on the eastern side of Endless Drive; thence with the eastern side of Endless Drive S. 21-51 E. 101.5 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Otto C. Burrell and Ruth S. Burrell, dated May 24, 1973 and recorded in the RMC Office for Greenville County on June 4, 1973 in Deed Book 976 at Page 70.

This mortgage is junior in lien to the mortgage of Fredrick Lee Rowland and Nancy C. Rowland given in favor of Cameron Brown Company, dated May 24, 1973 and recorded in the RMC Office for Greenville County on June 4, 1973 in Book 1279 at Page 445. Subsequently said mortgage was assigned to Germantown Savings Bank on July 11, 1973 and recorded in the RMC Office for Greenville County on July 23, 1973 in Book 1285 at Page 417.



which has the address of 345 Endless Drive Greer

South Carolina 29651 (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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