

DOUBLE STANDARD

MORTGAGE

THIS MORTGAGE is made this 3rd day of May, 1974, between the Mortgagor, M. J. Bowen and Nettie Christine Bowen

(herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of state of South Carolina, whose address is P. O. Box 937, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and 00/100-----Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 10, 2004

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, located, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southeastern side of Dakota Road, being shown as Lot 20 on plat of Gower Estates, Section A, made by Dalton & Neves, Engineers, dated January, 1960 and recorded in Plat Book QQ at Pages 146 and 147, R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Dakota Road at the joint front corners of Lots 19 and 20 and running thence along the line of Lot 19, S. 67-23 E., 253.1 feet to an iron pin; thence with the line of Lot 18, S. 74-30 E. 71.5 feet to a point in the center of a branch; thence along the center of a branch (the traverse line of which is N. 13-17 E., 135.5 feet) to a point in branch; thence continuing with the center of branch (the traverse line of which is N. 2-25 E. 50.4 feet) to an iron pin in the branch at the joint rear corners of Lots 20 and 21; thence with the line of Lot 21, N. 75-07 W. 303.6 feet to an iron pin on the southeastern side of Dakota Road; thence running along Dakota Road S. 14-53 W. 89 feet to an iron pin; thence continuing along Dakota Road S. 17-57 W. 61 feet to the beginning corner.



16.00

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 in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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