

First Federal of SC
P. O. Box 408
Greenville, S.C. 29602

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GREENVILLE S.C.
MAY 19 12 02 PM 1993
DONNIE S. ...
R.M.C.

THIS MORTGAGE is made this 12 day of May, 1983, between the Mortgagor, Sylvanus H. & Sybil R. Bowen, (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 Fifteen Thousand and No. 100- (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 5-12-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May, 1993.....;

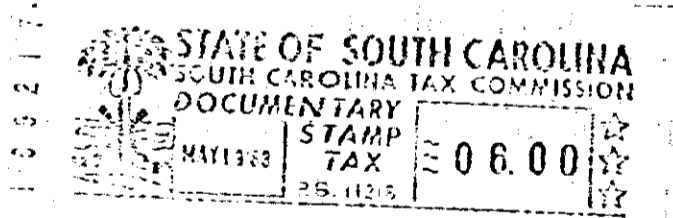
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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.

In the City of Greenville, being shown as Lot No. 72 on the plat of Crescent Terrace made by R. E. Dalton, Eng., July, 1919, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "E" at Page 137, and having according to said plat the following metes and bounds, to-wit.

BEGINNING at an iron pin on the East side of Capers Street at joint front corner of Lots 72 and 73 and running thence with the line of Lot 73, N. 84-19 E. 231.2 feet to an iron pin, thence S. 2-08 E. 70.14 feet to an iron pin, thence with the line of Lot 71, S. 84-19 W. 226.8 feet to an iron pin on the east side of Capers Street; thence along the east side of Capers Street N. 5-41 W. 70 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Sara W. Payne and recorded in the R.M.C. Office for Greenville County on May 19, 1972, in Deed Book 944 at Page 54.

This is a second mortgage and is junior in lien to that mortgage executed to Sylvanus H. Bowen and Sybil R. Bowen which mortgage is recorded in the R.M.C. Office for Greenville County in Book 1238 at Page 142 on June 22, 1972.



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which has the address of 127 Capers Street, 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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