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WARRERSLEY

# MORTGAGE

800: 1483 PAGE 47

THIS MORTGAGE is made this 25th day of September 1979, between the Mortgagor, William R. Fowler and Diane L. Fowler (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

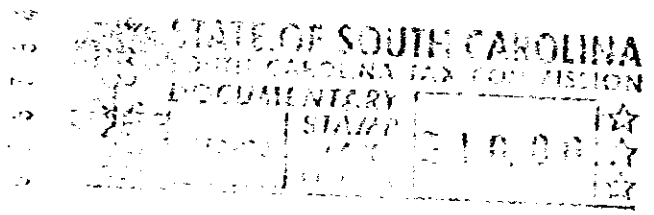
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1999;

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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being on the south side of Fowler Road and the East side of Burdette Road, and being known and designated as a 1.01 acre tract of land as shown on plat made by L. Montgomery, entitled Property of William R. Fowler, dated September 1, 1977, recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-5 at Page 47, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Fowler Road the corner of property herein being mortgaged, and property of now or formerly W. M. Fowler and runs thence S. 20-01 W. 199.73 feet to an iron pin; thence N. 58-21 W. 230.66 feet to an iron pin on the east side of Burdette Road; thence along Burdette Road N. 16-20 E. 209.94 feet to an iron pin at the intersection of Burdette Road and Fowler Road; thence along Fowler Road S. 44-45 E. 132 feet to an iron pin; thence continuing along said Road S. 70-00 E. 120 feet to the beginning corner.

This is the same property conveyed to the Mortgagor, William R. Fowler, by deed of Wilton Earl Fowler, recorded August 14, 1976 in the RMC Office for Greenville County, S. C. in Deed Book 1085 at Page 209, and also, the same property being conveyed to the Mortgagor, Diane L. Fowler, a one-half interest, by deed of even date to be recorded herewith.



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which has the address of Route 2, Burdette Road, Simpsonville, S. C. 29681 (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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