

FILED
GREENVILLE CO. S. C.

MORTGAGE

1522 PAGE 41

OCT 24 4 47 PM '80

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 24th day of October 1980, between the Mortgagor, Marsha Robinson Bower (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010...

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, lying and being in the County of Greenville, State of South Carolina on the eastern side of McSwain Drive and being known and designated as Lot No. 102 on plat of McSwain Gardens Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book "GG", at Page 75 and having, according to a recent plat entitled "Property of Neil E. Conner and Carole G. Connor" by Campbell and Clarkson, R.S., recorded in the RMC Office for Greenville County, S.C., in Plat Book 6-A at Page 44, and having according to the last mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of McSwain Drive, joint front corner of Lots Nos. 101 and 102 and running thence with the common line of said lots N. 60-58 E. 175.3 feet; thence with the rear line of Lot No. 102 S. 22-23 E. 110.3 feet to an iron pin; thence with the common line of Lots Nos. 102 and 103, S. 64-19 W. 175 feet to an iron pin on the eastern side of McSwain Drive; thence with the eastern side of McSwain Drive, N. 22-23 W. 100 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Charles M. Toney as recorded in Deed Book 1136 at Page 131, in the RMC Office for Greenville County, S.C., on October 24, 1980.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX \$ 13.92

which has the address of 8 McSwain Drive, Greenville (City)
S.C. 29615 (State and Zip Code) (herein "Property Address");

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 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 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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