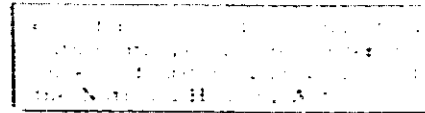


1521-429

MORTGAGE



1527-423

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PU '80
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEAN E. BOWSER AND TERESA H. BOWSER of
GREENVILLE COUNTY, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CHARTER MORTGAGE COMPANY
P.O. Box 10316
Jacksonville, Florida 32207
a corporation

organized and existing under the laws of STATE OF FLORIDA, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of THIRTY-SIX THOUSAND FIFTY AND NO/100
Dollars (\$ 36,050.00), with interest from date at the rate
of THIRTEEN per centum (13.0 %) per annum until paid, said principal
and interest being payable at the office of CHARTER MORTGAGE COMPANY
in JACKSONVILLE, FLORIDA

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or at such other place as the holder of the note may designate in writing, in monthly installments of THREE
HUNDRED NINETY-NINE and 07/100 Dollars (\$ 399.07),
commencing on the first day of DECEMBER, 1980, and on the first day of each month thereafter until
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,
shall be due and payable on the first day of NOVEMBER, 2010

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mort-
gagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the
receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does
grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real
estate situated in the County of GREENVILLE
State of South Carolina

ALL that lot of land with improvements thereon on the South-
western side of Oak Drive in Greenville County, South Carolina,
being shown and designated as Lot No. 3, on plat of the property
of Henry C. Harding Builders, Inc., made by Campbell and Clarkson,
Surveyors, dated July 12, 1967 and recorded in the RMC Office
for Greenville County, S.C., in Plat Book PPP at page 95 and
as shown by plat prepared by Freeland and Associates, dated
October 21, 1980 and entitled "property of Dean E. Bowser and
Teresa H. Bowser" and recorded in the RMC Office for Greenville
County in Plat Book 8-H at page 16, with reference
to said plat being hereby craved for a more complete and
accurate description.

This being the same property conveyed to the Mortgagors herein
by deed of James C. Landreth and Sherrell B. Landreth of even
date to be recorded herewith.

This mortgage being
re-recorded to correct
the principal and
interest payment.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in
any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom,
and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in
connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns
forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple ab-
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior
to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty
(30) days prior to prepayment.

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