

Mortgagee's address: 130 Edith Avenue, Saltlake City, Utah 84111

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} DEED

S.C.
APR 31 PM '82
MRSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1569 PAGE 101

WHEREAS, RANDY E. BOWERS and JULIE N. BOWERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SAMUEL S. ZWAHLEN and SUSAN P. ZWAHLEN

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **THREE THOUSAND AND NO/100**-----

Dollars (\$ 3,000.00) due and payable

with interest thereon from April 30, 1982 at the rate of 13.0 per centum per annum, to be paid:

per terms of note of even date.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on Fernleaf Drive, being shown and designated as Lot No. 99, on plat of Sunny Slopes, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R at page 8, reference being craved for a metes and bounds description.

This is the same property conveyed to the mortgagors herein by deed of Samuel Stephen Zwahlen and Susan P. Zwahlen dated April 30, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1166 at page 238.

This mortgage is second and junior in lien to that certain mortgage to Bankers Life Company in the original amount of \$34,900.00 and having a current approximate balance of \$34,310.75 as recorded in the RMC Office for Greenville County in Mortgage Book 1470 at page 486.

GCTO --- 1 AP30 82 891

RECORDED
APR 30 1982
RMC OFFICE
GREENVILLE COUNTY
SOUTH CAROLINA

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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