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GREENVILLE CO. S. C.
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MORTGAGE

THIS MORTGAGE is made this 24th day of July, 1981, between the Mortgagor, John McGowan and Margaret McGowan (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association incorporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148, Greenville, S.C. 29603 (herein "Lender").

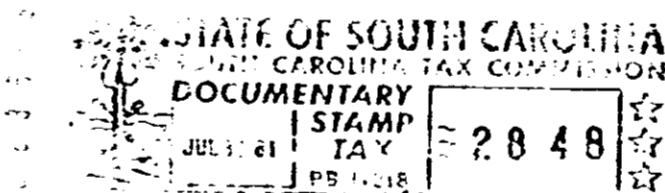
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-ONE THOUSAND TWO HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 24, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009.

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 lying in the State of South Carolina, County of Greenville, shown as Lot 13 on plat of Devenger Place, Section 7 recorded in Plat Book 5P at page 3 in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Richfield Terrace at the joint front corner of Lots 13 and 14; and running thence with the joint line of said lots, S. 3-49 E. 150 feet to an iron pin at joint rear corner of said lots; thence along the rear line of Lot 13, S. 86-11 W. 90 feet to an iron pin; thence with the joint line of lots 12 and 13, N. 3-49 W. 150.0 feet to an iron pin on Richfield Terrace; thence along Richfield, N. 86-11 E. 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of The Vista Company, Inc., dated April 23, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1101 at page 19.



which has the address of 111 Richfield Terrace Greer, 29651 (Street) (City) South Carolina (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 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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