

FILED
FEB 7 1 47 PM '84
S.C.
R.M.C. WINSLEY

MORTGAGE

THIS MORTGAGE is made this 2nd day of February, 1984, between the Mortgagor, James G. Bowman and Virginia K. Bowman, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Five Hundred Eighty Six and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2-28-89.....;

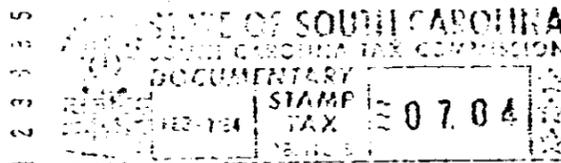
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Pisgah Drive and being known and designated as Lots Nos. 11 and 12, Block B. of Paris Heights as shown on Plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 65 and according to said Plat having the following metes and bounds to wit:

BEGINNING at an iron pin on the southern side of Pisgah Drive at the joint front corner of Lots Nos. 10 and 11 and running thence along said drive N.72-30E, 140 feet to an iron pin; thence along the joint line of Lots Nos.12 and 13 S.17-30 E. 150 feet to an iron pin, thence S. 72-30 W. 140 feet to an iron pin; thence along the joint line of Lots No.s 10 and 11 N. 17-30 W., 150 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of A. T. Lamb and Geraldine O. Lamb dated 3-27-74, recorded 3-29-74 in the R. M. C. Office for Greenville County in Deed Book 996 , Page 290.

This is a second mortgage and is junior in lien to that mortgage given by A. T. Lamb and Geraldine O. Lamb to Cameron Brown Company, dated 4-12-68 recorded 4-26-68 in Mortgage Book 1091 at Page 9. This mortgage to Cameron Brown Company, was assigned to Federal National Mortgage Association on 5-15-68 recorded 5-17-68 in Book 1092 at Page 614.



GCTO -----3 FE 7 84 006 4.0000

which has the address of 100 Pisgah Drive, Greenville, S. C. 29609 (Street) (City) Loan # 020-3192664
(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.