

FILED
GREENVILLE CO. S. C.

MAY 23 3 22 PM '76

ROBERT S. THOMPSON
R.M.C.

MORTGAGE

BOOK 1388 PAGE 786

THIS MORTGAGE is made this 28th day of May, 1976, between the Mortgagor, **N. Dennis Gowan and Cynthia M. Gowan** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty Thousand and No/100ths** Dollars, which indebtedness is evidenced by Borrower's note dated **May 28, 1976** (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, 1996**

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 those certain pieces, parcels and lots of land, with buildings and improvements thereon, situate, lying and being on the southern side of East Montclair Avenue (formerly Fairview Avenue) in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as lot numbers 1 and 2 on a plat prepared by W. J. Riddle dated May, 1938, entitled "Addition to Highland Terrace", said plat being recorded in the RMC Office for Greenville County, South Carolina in plat book L at page 49, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of East Montclair Avenue, said pin being 190 feet from the southeastern intersection of East Montclair Avenue and North Main Street, and running thence S. 14-47 W. 167.8 feet to an iron pin; thence S. 66-30 E. 150 feet to an iron pin at the joint rear corner of lots 2 and 3; thence with the common line of said lots, N. 23-30 E. 163.5 feet to an iron pin on the southern side of East Montclair Avenue; thence with the southern side of East Montclair Avenue N. 66-04 W. 175 feet to an iron pin at the point of beginning.



which has the address of **12 East Montclair Avenue** **Greenville**
(Street) (City)
South Carolina 29609 (herein "Property Address");
(State and Zip Code)

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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