

GREENVILLE CO. S.C.

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DONNE T. SANDERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 3rd day of July, 1979, between the Mortgagor, William W. Bowers, Jr. and Paulina W. Bowers, (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 Thirty-two Thousand and no/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 3, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010;

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 situate, lying and being in the County of Greenville, State of South Carolina, being shown on a survey for William W. and Paulina E. Bowers, prepared by Terry T. Dill, dated May 23, 1979, and being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-H, Page 99, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Bowers Road and running thence with the line of said road S. 82-00 W. 365 feet to a nail and cap; thence turning and running N. 05-51 E. 180.7 feet to a point; thence continuing N. 22-14 E. 112 feet to a point; thence running N. 43-05 E. 60 feet to a point; thence N. 46-15 E. 220 feet to a point; thence turning and running S. 13-17 E. 440 feet to an iron pin on Bowers Road; thence continuing with said road S. 13-17 E. 26.7 feet to the point of beginning.

The lien of this mortgage is not intended to cover that portion of the aforementioned property that lies within the right-of-way of Bowers Road as shown on a survey for William W. and Paulina E. Bowers or as may otherwise be shown to be within said right-of-way.

Derivation: W. W. Bowers, Sr., Deed Book 1098, Page 895, recorded March 20, 1979.

STATE OF SOUTH CAROLINA
DOCUMENTARY RECORDS
GREENVILLE COUNTY
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which has the address of Route 2, Bowers Road, Travelers Rest,
(Street) (City)
South Carolina 29690 (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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