

MORTGAGE

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THIS MORTGAGE is made this 13th day of October, 1981, between the Mortgagor, George J. Fowler and Angela O. Fowler, (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").

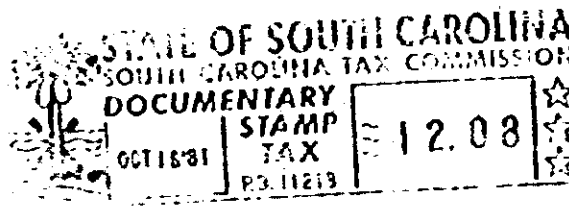
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 13, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2003.....;

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 State of South Carolina, County of Greenville, and being at the northwest corner of the intersection of Pheasant Trail and Gilders Creek Drive in the Town of Mauldin, being known and designated as Lot No. 1 as shown on plat entitled Forrester Woods Subdivision, Section 1, dated March 14, 1972, prepared by R. B. Bruce, Registered Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, Page 78 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pheasant Trail at the joint front corner of Lots Nos. 1 and 2 and running thence along the line of Lot No. 2 N. 27-17 E., 150 feet to an iron pin in line of property now or formerly of E. D. Kellett at the joint rear corner of Lots Nos. 1 and 2; thence with the joint rear line of said lots S. 62-43 E., 119.4 feet to an iron pin on the western side of Gilders Creek Drive; thence with the western side of said Gilders Creek Drive, the following courses and distances: S. 27-04 W., 125 feet to an iron pin; S. 72-10 W., 35.3 feet to an iron pin on the northern side of Pheasant Trail; thence with the northern side of Pheasant Trail, N. 62-43 W., 95 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Ronald R. Pulis and Brenda F. Pulis recorded in the R.M.C. Office for Greenville County in Deed Book 1156, Page 923, on October 16, 1981.



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which has the address of 100 Pheasant Trail, Mauldin, South Carolina (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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