

THIS MORTGAGE made this 12th day of OCT 16 1981,
among George J. Fowler and Angela O. Fowler (hereinafter referred to as Mortgagor) and FIRST
UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which
Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of
TEN THOUSAND FIVE HUNDRED AND NO/100 (\$ 10,500.00), the final payment of which
is due on November 1 19 91, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in
Greenville County, 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 fol-
lowing 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 on October 16, 1981, in Deed
Book 115-6 Page 923

This mortgage is junior in lien to that certain mortgage executed in favor of First
Federal Savings and Loan Association in original amount of \$30,150.00 dated October 13,
1981, and recorded in the R.M.C. Office for Greenville County on October 16, 1981, in
R. E. Mortgage Book 1555 Page 485

Together with all and singular the rights, members, hereditaments and appurtenances to said premises
belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements,
fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or
articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light,
power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm
doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of
said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee,
its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,
its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple;
that the premises are free and clear of all encumbrances except for a prior Mortgage, if any; and that Mortgagor
will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned
Note and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the
manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's note according to its
terms, which are incorporated herein by reference.
2. TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor
fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,
then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of
said mortgagee.