

FILED
GREENVILLE CO. S. C.
SEP 1 2 33 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of August, 1982, between the Mortgagor, W.S. McGowan, III and Rebecca U. McGowan, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Twenty-Eight Thousand and No/100 (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2002.....;

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 in the County of Greenville, State of South Carolina, being known and designated as a 2.01 acre tract of land as shown on plat thereof entitled "Property of Delia H. McGowan" made by Aaron M. Thompson, Surveyor, dated July 19, 1980, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8-W, Page 8, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the above property and running thence N. 49-00 W. 250 feet to an iron pin; thence N. 41-00 E. 350 feet to an iron pin; thence S. 49-00 E. 250 feet to an iron pin; thence S. 41-00 W. 350 feet to the beginning corner; together with a right of ingress and egress to said property over that dirt drive shown on the above plat from Hamby Drive to said property.

ALSO, an easement for ingress and egress over that piece, parcel or lot of land owned by the Grantor, being on the Southwest side of Vine Hill Road, to be twenty-five (25) feet in width, running along an existing drive approximately S. 52-29 E. 350 feet to a point; then turning and running approximately S. 37-35 W. 450 feet more or less to a point; then turning and running approximately S. 49-00 E. 550 feet to the dirt drive as shown on the above; then running with the said drive N. 37-32 W. 133.2 feet to the above tract. The whole easement is to be twenty-five (25) feet in width.

This being the same property conveyed to teh mortgagors by deed of Delia H. McGowan recorded in Deed Book 1156 at Page 961 on October 19, 1981.

which has the address of Rt. 6 Hamby Road Greenville,
(Street) (City)
S.C. 29607 (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 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.

0453

4328 RV-2