

Mortgagee's Address: 139 Lullwater Road, Greenville, South Carolina 29607

BOOK 1581 PAGE 516

MORTGAGE OF REAL ESTATE—Offices of Yarborough, FINEO & Smock, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CRIFNEY CO. S. O.

SEP 24 4 03 PM '82

DONNIE S. TANKERSLEY
R.M.C.

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. STEVE MCDOWELL and RALPH POPE

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. P. LOWRY and SARA M. LOWRY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FIFTY EIGHT THOUSAND DOLLARS AND NO/100-----

----- Dollars (\$58,000.00) due and payable

in accordance with the terms and conditions of an Adjustable Rate Note of even date herewith

with interest thereon from date at the rate of fourteen per centum per annum, to be paid: according to the terms of the Adjustable Rate Note of even date.

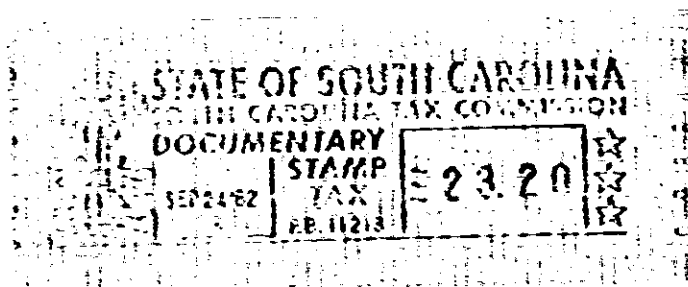
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

~~ALL that lot of land in the City and County of Greenville, State of South Carolina, being shown as a portion of Tract 2 on Plat of Property of R. M. Caine, et al, recorded in Plat Book "XX" at Page 39 and having according to a revised plat by Piedmont Engineering Service, dated October 1, 1962 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book FPF page 305, the following metes and bounds, to-wit:~~

BEGINNING at an iron pin on the eastern side of Earle Drive, which iron pin is approximately 88.8 feet North of the intersection of Wade Hampton Boulevard; running thence N. 18-22 W., 69.5 feet to an iron pin on the southeastern side of a 10-foot alley; thence along said alley, N. 52-43 E., 75.3 feet to an iron pin; thence along the property on which there is situate the Dobbs House, S. 37-34 E. 66 feet to an iron pin, which iron pin is situate N. 37-34 W., 84 feet from Wade Hampton Boulevard; thence along the service station on the corner, S. 52-43 W., 98.1 feet to the point of beginning.

This being the same property conveyed to M. Steve McDowell and Ralph Pope by deed of J. P. and Sara M. Lowry dated September 1, 1982 and recorded in the R. M. C. Office for Greenville County, South Carolina contemporaneously herewith.



This Mortgage is modified by an Adjustable Rate Loan Rider dated September 1, 1982.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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