

FILED
GREENVILLE CO. S. C.
SEP 21 3 59 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 21th day of September, 1982, between the Mortgagor, Thomas C. Gower III and Marilyn G. Gower (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

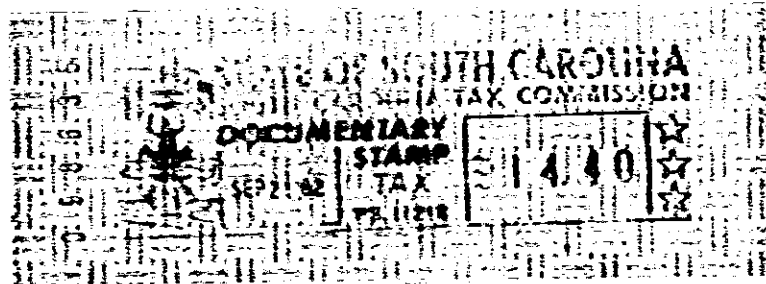
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six thousand and no/100ths (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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 piece, parcel or lot of land, with improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, Greenville Township, City of Greenville, on the north side of West Prentiss Avenue known as Lot 10, Block F and one-half (1/2) of the alley in the rear thereof of the property of O.P. Mills as shown in Plat Book C at page 176, with the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of West Prentiss Avenue at the corner of Lot 12 and running thence along the line of said West Prentiss Avenue, N 45-27 E, 65 feet to the corner of Lot 8, thence along the line of Lot 8 N 44-33 W, 188 feet to an iron pin in the center of a sixteen (16) foot alley; thence along the center of said alley S 45-27 W, 65 feet to an iron pin in the center of said alley; and thence S 44-33 E, 188 feet along the line of Lot 12 to the beginning corner.

DERIVATION: Deed of Nelle M. Beard recorded February 17, 1976 in Deed Book 1031 at page 648.



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which has the address of 210 West Prentiss Avenue, Greenville, SC 29601 (Street) (City) (State and Zip Code) (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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