

APR 7 11 02 AM '83
DONNIE S. WATKINS
R.M.C. MORTGAGE

1601 126

THIS MORTGAGE is made this 6th day of April 1983 between the Mortgagor, FLARA K. BOWLDEN (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 FORTY FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2013.

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 situate, lying and being in the State of South Carolina, County of Greenville, in or near the Town of Fountain Inn, being shown and designated as Lot No. 14 on a plat of Shellstone Park, prepared by C. O. Roddle, Surveyor, and recorded in the R.M.C. Office for Greenville County in Plat Book PPP at Page 176 and having, according to a more recent survey prepared by Preeland and Associates, dated April 6, 1983, entitled, "Property of Flara K. Bowlden", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Lafayette Avenue, joint front corner of Lots 13 and 14 and running thence with the edge of said Avenue, S. 58-14 E. 425 feet to an iron pin at the joint front corner of Lots 14 and 15; thence with the line of Lot 15, S. 31-46 W. 400 feet to an iron pin; thence N. 58-14 W. 425 feet to an iron pin at the rear corner of Lot 13; thence with the line of Lot 13, N. 31-46 E. 400 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed of Frederick H. tenPas and Sara T. tenPas, dated April 6, 1983 and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY TAX
\$ 18.00

which has the address of Route 2, Lafayette Avenue Fountain Inn South Carolina 29644 (herein "Property Address"); (Street) (City) (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 seized 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.

SOUTH CAROLINA 11-17-83 ENVA FLMC UNIFORM INSTRUMENT

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