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FILED
GREENVILLE CO. S. C.
MAR 15 3 29 AM '81
JOHN E. BANKERSLEY
R.M.C.

BOOK 1535 PAGE 193

BOOK 85 PAGE 1248

MORTGAGE

THIS MORTGAGE is made this 13th day of March, 1981, between the Mortgagor, Willie B. Rowan and Shirley S. Rowan (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Nineteen thousand and no/100ths (\$19,000) Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 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 April 11, 2010

and 124 N2-09E 150 feet to an iron pin; thence with rear of said lot S85-08E 159 feet to an iron pin; thence with the said Lot line of Lots 16, 17 and Lots 122 S1-35E 140 feet to an iron pin; the point of BEGINNING.

This conveyance is made subject to easements, restrictions of record and on the premises.

This is the same as that conveyed to Willie B. Rowan and Shirley S. Rowan by Deed dated and recorded concurrently herewith.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville S. C. Savings and Loan Association of S. C.

Mary C. H. H. H. H.
Asst. Vice President

Witness Sandra Pepper

5127 Welcome Avenue, Greenville, S. C. 29611
(City)

(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.

SOUTH CAROLINA — 1 to 4 Family — 475 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 20)

5020 --- 1 JUN 7 84 502
5020 --- 1 MAR 16 81 1104

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RICHARD A. GANTT
ATTORNEY AT LAW
910 E. WASHINGTON ST.
GREENVILLE, SC 29601

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