STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREFNVILLE OC. SMORTGAGE OF REAL ESTATE

MAR 7 | 2009 HURDSHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANGERSLEY

R.M.C.

2008 1596 FAGE 973

WHEREAS. MATTHEW B. BOWEN, JR. AND WILLIE MAE BOWEN

thereinafter referred to as Mortgagor) is well and truly indebted unto GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

(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 Five Thousand Four Hundred Ninety-Seven and No/100--
Dollars (\$ 5,497.00) due and payable

upon demand, which shall be at such time as Matthew B. Bowen, Jr. and Willie Mae Bowen, become deceased or ceases to own or occupy the premises known as 107 West Road, Travelers Rest, South Carolina, at which time the entire amount shall be due.

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:

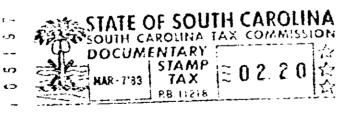
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, in the Town of Travelers Rest, in a subdivision of the Cooper Property, the same being known and designated as Lot No. 1 on at plat of said subdivision made by T. T. Dill, Surveyor, 1946, recorded in Plat Book M, at page 129, in the RMC Office for Greenville County and having such metes and bounds as shown thereon.

DERIVATION: This is the same property conveyed unto the Mortgagors herein by deed of M. B. Bowen, recorded in Deed Book 1153, at page 373, on August 11, 1981.

Greenville County Redevelopment Authority Bankers Trust Plaza, Box PP-54 Greenville, S.C. 29601



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 such 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 heireinabove 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.

GRENVILLE OFFICE SUPPLY CO. INC.