

FILED
GREENVILLE S.C.
JUN 17 11 12 AM '80

MORTGAGE

BOOK 1595 PAGE 367

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THIS MORTGAGE is made this 16th day of June 19. 80, between the Mortgagor, Gary C. Rowell and Rose M. Rowell (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand, Nine Hundred Twenty Nine & 54/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009.

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18, AM '80
GREENVILLE S.C.

PAID
S.C. 03 11 80
M2881 1515

Richard C. Rowell
Judy S. Rowell
James S. Rowell

32993

UNIFORM INSTRUMENT
STAMP
\$16.40

LOVE, THORNTON, ARNOLD & THOMASON
FILE #
N. C. Case #
S. C. Case # T33.1-2-51

which has the address of 120 Buckingham Way Taylors South Carolina 29687 (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 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—1 to 4 Feb'y—5/75—FNMA/FMLMC UNIFORM INSTRUMENT

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