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DONNIE S. TANKERSLEY R.H.C.

MORTGAGE

BOOK 1358 PAGE 233

Mail to: Family Federal Savings & Loan Assn. Drawer L Greer, S.C. 29651

THIS MORTGAGE is made this sixteenth day of January 1976, between the Mortgagor, Ernest Maxwell And Pearl W. Chappell (herein "Borrower"), and the Mortgagee Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen thousand 7 no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2001.

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:

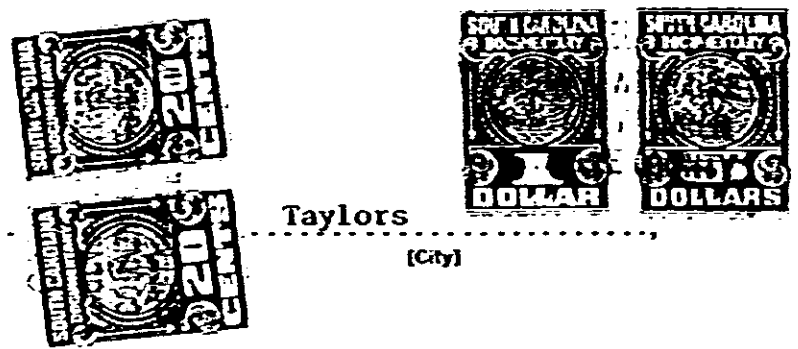
All of those certain pieces, parcels or lots of land situate lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about one (1) mile north of Chick Springs, lying on the west side of St. Mark Road and having the following courses and distances, to-wit:

LOT # 1: BEGINNING on a stake in the west edge of the St. Mark Road at the intersection of the south margin of the McConnell Road, and runs thence with the south margin of the said McConnell Road, S. 70-25 W. 285 feet to a stake; thence S. 12-28 E. 123 feet to a stake; thence N. 66-17 E. 306 feet to a stake in the west edge of the said St. Mark Road; thence with the west edge of the St. Mark Road, N. 22-30 W. 100 feet to the beginning corner, containing Seventy-five One-hundredths (0.75) of one acre, more or less.

ALSO LOT # 2: BEGINNING on a stake on the west side of the St. Mark Road, joint corner of this lot and another lot designated as the Chappell lot, and running thence with the line of the Chappell lot, about N. 67-32 E. 306 feet to a stake; thence about N. 12-45 W. 50 feet to a stake in line with the rear line of the said Chappell lot; thence about S. 67-00 W. 315 feet, more or less, to a stake on the west side of the said St. Mark Road; thence with the west side of said road, S. 22-30 E. 50 feet to the beginning corner.

ALSO LOT # 3: BEGINNING on an iron pin on the west margin of the said St. Mark Road, joint corner of a lot now or formerly owned by Ernest and Pearl Chappell, and runs thence with the line of the said Chappell lot, S. 67-37 W. 312 feet to an iron pin; thence S. 10-36 E. 120.1 feet to an iron pin; thence N. 69-40 E. 181.4 feet to an iron pin in drive way; thence with the said driveway, N. 60-43 E. 154 feet to an iron pin in center of the driveway and on the west margin of the said St. Mark Road; thence with the west margin of the said road, N. 21-05 W. 106.2 feet to the beginning corner.

which has the address of Route 3, St. Mark Road Taylors S. C. 29651 (herein "Property Address");



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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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