

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C. 29601

FILED
GREENVILLE CO. S. C.

BOOK 1452 PAGE 182

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MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1978, between the Mortgagor, Charles Chapman

(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").

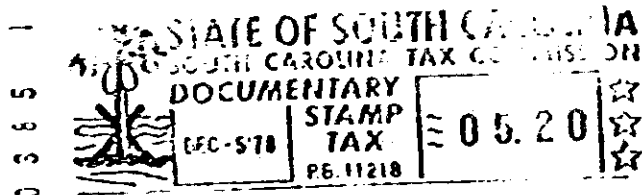
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand and No/100 (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1990

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, lying east of Laurel Drive, containing approximately 1.08 acres and having according to a plat prepared for Charles Chapman by R. B. Bruce of Carolina Surveying Company dated November 9, 1978 (revised November 28, 1978) being recorded in the R.M.C. Office for Greenville County in Plat Book 6-X at Page 77, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the corner of property of T. C. Kilgore and running thence with his line N. 1-20 E. 199.8 feet to an old iron pin at the corner of property owned by Triangle Construction Company, thence with the line of said property, N. 80-00 E. 216 feet to an old iron pin, thence S. 1-20 W. 243.6 feet to an old iron pin, thence N. 88-40 W. 211.9 feet to the beginning corner and being the same property conveyed to the mortgagor by Arnold Chapman by deed dated April 18, 1968 and recorded in the R.M.C. Office in Deed Book 842 at Page 290.

The within mortgagor further mortgages all of its rights acquired under a Easement Appurtenant for a road and water line under document dated November 30, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1093 at Page 200.



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which has the address of Route 14, Laurel Drive Greenville, S. C. 29607 (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.

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