

FILED
GREENVILLE CO. S. C.

SEP 16 37 AM '79
JONAS HARRISLEY
R.M.C.

BOOK 1480 PAGE 472

MORTGAGE

THIS MORTGAGE is made this 12th day of September, 1979, between the Mortgagor, Roy W. Chatman and Mary M. Chatman (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

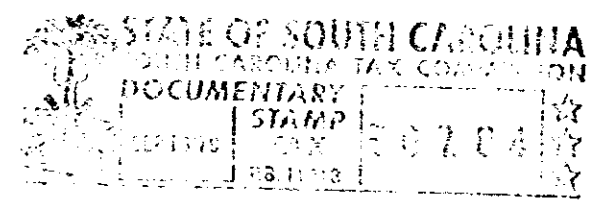
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Six Hundred (\$17,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1989.

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 those pieces, parcels or lots of land situate on the Southwest side of Colorado Street, (formerly Pine Street), in the City of Greenville, in Greenville County, State of South Carolina, known and designated as Lots 19 and 20 on Plat of Nichol Town Heights, Map No. 2, made by W. J. Riddle, Surveyor, April, 1941, recorded in the RMC Office for Greenville County, S. C., in Plat Book M, Page 5, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin at the Southern intersection of Almeda Street (formerly Hall Street) and Colorado Street, and running thence along the Southwest side of Colorado Street S 34-0 82.1 feet to an iron pin at joint front corner of Lots 20 and 21; thence with the line of Lot 21 S 56-00 W 120 feet to an iron pin; thence along the rear lines of Lots 20 and 19 N 34-0 W 106 feet to an iron pin on the Southeast side of Almeda Street; thence with the Southeast side of Almeda Street N 66-30 E 122.1 feet to the point of beginning.

This is the same property heretofore conveyed to the Mortgagors herein by E. E. Scott by deed dated September 12, 1979 and recorded September 13, 1979 in the RMC Office for Greenville County, S. C. in Deed Book 1111 at Page 445.



which has the address of 27 and 29 Colorado Street and 29 and 31 Hall Street, Greenville, S. C. (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.

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