

FILED  
SOUTH CAROLINA  
JUN 23 4 30 PM '81

# MORTGAGE

BOOK 1515 PAGE 48

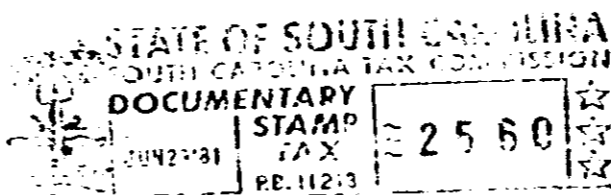
THIS MORTGAGE is made this 23rd day of June 1981 between the Mortgagor, BRIAN E. CHEW AND DENISE L. CHEW (herein "Borrower"), and the Mortgagee, CHARTER MORTGAGE COMPANY, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2259 Jacksonville, Florida, 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-THREE THOUSAND NINE HUNDRED FIFTY (\$63,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011

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: being shown and designated as Lot 16 on a Plat of Section I, Windsor Oaks, recorded in the RMC Office for Greenville County in Plat Book 6-V, at Page 21, and having, according to a more recent survey by Freeland and Associates, dated June 22, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Strange Road, joint front corner of Lots Nos. 16 and 17, and running thence with the common line of said Lots, N. 60-54-18 E., 124.96 feet to an iron pin; thence with the rear line of Lot No. 16, the following courses and distances: S. 23-20 E., 65.0 feet to an iron pin; thence S. 47-25 E., 45.16 feet to an iron pin, joint rear corner of Lots 15 and 16; thence with the common line of said lots, S. 43-00-11 W. 121.84 feet to an iron pin on the eastern side of Strange Road; thence with Strange Road, the following courses and distances: N. 44-23 W., 31.0 feet to an iron pin; thence N. 38-00 W., 47.20 feet to an iron pin; thence N. 32-06 W., 47.50 feet to an iron pin; thence N. 25-21 W., 21.10 feet to an iron pin, THE POINT OF BEGINNING.

This is the same property conveyed to the Mortgagors herein by Deed of Daniel B. Minnis and Betty C. Minnis dated June 23, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1150 . Page 485 .



which has the address of 695 Strange Road Taylor, South Carolina

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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