

FILED
GREENVILLE, CO. S. C.

AUG 4 9 15 AM '75

DONNIE S. TANKERSLEY
R.M.C.

Fidelity Federal Savings & Loan
P.O. Box 1268
Greenville, S.C. 29602

MORTGAGE

BOOK 1374 PAGE 488

THIS MORTGAGE is made this 3rd day of August, 1975, between the Mortgagor, Ronald W. Chapman and Laura D. Chapman (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 101 East Washington Street, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand One Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 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 SEPT. 1, 2006;

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: in the Town of Simpsonville on the Cul de Sac at the end of Canebrake Lane and being known and designated as Lot No. 58 on plat of Section 1, Powderhorn recorded in the R.M.C. Office for Greenville County in Plat Book 4X at Page 95 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Canebrake Lane Cul de Sac at the joint front corner of Lots 58 and 59 and running thence with the curve of said Cul de Sac as follows: S. 0-45 E. 25 feet, S. 15-70 E. 50 feet and S. 29-52 E. 25 feet to an iron pin at the joint front corner of Lots 57 and 58; thence with the joint line of said lots S. 48-00 W. 150 feet to an iron pin; thence N. 24-08 W. 149.1 feet to an iron pin; thence along the joint line of lots 58 and 59 N. 86-04 E. 160 feet to the point of beginning.

The above is the same property conveyed to us by R. B. Landers by his deed dated August 3, 1976 and recorded herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagors promise to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on their failure to pay it, the mortgagee may advance it for the mortgagors' amount and collect it as part of the debt secured by the mortgage.

The mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagors agree to pay to the mortgagee, annually, as premium for such insurance 1/4 of 1% of the principal balance then existing.



which has the address of 306 Canebrake Lane, Simpsonville, South Carolina 29681
[Street] [City]
..... (herein "Property Address");
[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 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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