

FILED
GREENVILLE S.C.

300-1606 PAGE 532

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DONNIE S. ...
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 12th day of May,
19 83, between the Mortgagor, JAMES W. CHAPMAN and JOYCE B. CHAPMAN

_____, (herein "Borrower"), and the Mortgagee,
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTEEN THOUSAND FIFTY FOUR
AND 34/100--- (\$17,054.34) dollars, which indebtedness is evidenced by Borrower's
note dated May 12, 1983, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable ~~on~~ in accordance with
terms as therein contained.

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 repay-
ment 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.

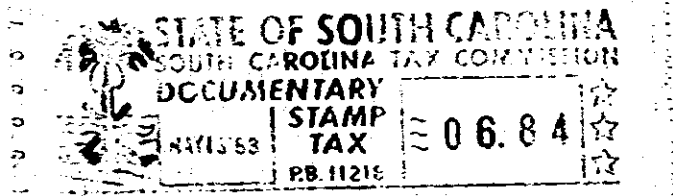
ALL that certain piece, parcel or lot of land situate, lying and being
in the State of South Carolina, County of Greenville, shown and desig-
nated as Lot No. 257 on plat of DEL NORTE ESTATES, Section II, prepared
by Piedmont Engineers & Architects, recorded in Plat Book 4-N at Page 12
in the RMC Office for Greenville County, and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ellesmere Drive,
joint front corner of Lots 258 and 257, and running thence N. 46-30 W.
127.0 feet to an iron pin; thence turning and running N. 43-30 E. 95.0
feet to an iron pin, joint rear corner of Lots 257 and 256; thence along
the common line of Lots 257 and 256, S. 46-30 E. 127.0 feet to an iron
pin on Ellesmere Drive; thence along Ellesmere Drive, S. 43-30 W. 95.0
feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of
Frederick L. Grimm and Leah M. Grimm, dated December 15, 1978, and
recorded December 18, 1978, in Greenville County Deed Book 1093 at
Page 882.

This is a second mortgage, junior in lien to that mortgage from
James W. Chapman and Joyce B. Chapman to United Federal Savings &
Loan Association, dated December 15, 1978, and recorded December 18,
1978, in Greenville County REM Volume 1453 at Page 139, in original
principal amount of \$35,900.00.

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which has the address of 11 Ellesmere Drive, Greenville, South Carolina 29607
(Street) (City)
(herein "Property Address");
(State and Zip Code)

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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."

4.0001

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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