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GREENVILLE CO. S.C.
AUG 4 9 15 AM '76
DONNIE S. TANKERSLEY
R.M.C.

35293 TOOD & MANN
Fidelity Federal Savings & Loan
P.O. Box 1268 Greenville, S.C. 29602
BANK 71 PAGE 664

MORTGAGE

Donnie S. Tankersley
R.M.C. 37-16

1374 PAGE 488
AUG 3 1976

THIS MORTGAGE is made this 3rd day of August 1976 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 established under the laws of South Carolina, whose address is 101 East Washington Street, Greenville, South Carolina 29602.

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 48 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. 43-00 W. 150 feet to an iron pin; thence N. 24-08 W. 143.1 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 1/43th 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.

R.M.C.

AUG 8 1976

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