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GREENVILLE CO. S. C.

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JUN 26 3 43 PM '79

DONOR: STANHAERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 26th day of June, 1979, between the Mortgagor, Richard Hayes Chew, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand Five Hundred Fifty & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 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 July 1, 2009;

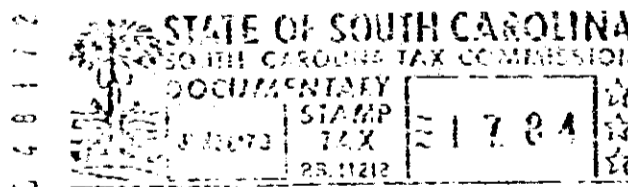
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Sunset Drive and being known and designated as the major portion of Lot No. 17 on plat of GROVELAND DELL Subdivision recorded in the RMC Office for Greenville County in Plat Book BBB at Page 73 and being shown on a more recent plat entitled "Property of Richard H. Chew", prepared by Carolina Surveying Company, dated June 25, 1979, and recorded in the RMC Office for Greenville County in Plat Book 74 at Page 61, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sunset Drive, joint front corner of Lots 17 and 18 and running thence N.84-54 W. 148.8 feet to an iron pin on a creek; thence with the creek as the line, the chord being N.11-36 W. 102.9 feet to a point; thence S.35-22 E. 179.1 feet to a point on the western side of Sunset Drive; thence with the western side of Sunset Drive, S.05-31 W. 100 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Anthony H. Waters and Judith S. Waters recorded in the RMC Office for Greenville County on June 26, 1979.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.



which has the address of Route 3, Sunset Drive, Taylors (City), South Carolina 29687 (State and Zip Code) (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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