

FILED
GREENVILLE CO. S. C.
FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

BOOK 1532 PAGE 248

FEB 11 12 02 PM '81
CONNOR TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 6th day of February, 1981, between the Mortgagor, Louis Theodore Chewning and Sylvia Ann D. Chewning, (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 8550.00 Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 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 March 1, 1991.....;

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 in the State of South Carolina, County of Greenville, being known as Lot no. 22 on a plat of Lakeview Terrace, Section I, recorded in plat book CCC at age 167 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Lakeview Drive and running thence with the line of Lot No. 3, S. 7-03 W., 132.8 feet; thence with the line of Lot No. 9, S. 21-30W., 107.9 feet; thence S. 89-30 W., 40.4 feet; thence N. 23-16 W., 57.8 feet; thence along the line of Lot No. 21, N. 5-53 E., 192.6 feet to a point on the south side of Lakeview Drive; thence with the south side of Lakeview Drive, S. 82-57 E., 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Sara Yeargin McCall, Patsy Yeargin Maddy & W. Douglas Brockman and recorded in the RMC office for Greenville County on December 12, 1977 in deed book 1070 at page 30. Also deed of Doris B. Yeargin and recorded in the RMC office for Greenville county on December 12, 1977 in deed book 1070 at page 26.

This is second mortgage and is Junior in Lien to that mortgage executed by Louis Theodore Chewning and Sylvia Ann D. Chewning which mortgage is recorded in RMC office for Greenville county in book 1418 at page 289.

GCTO -----3 FEB 11 81 210 4.00CH

which has the address of Rt. 2 Lakeview Terrace, Simpsonville,
(Street) (City)
South Carolina 29681 (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.

67
41
21
0.

4328 RV.2