

FILED
AUG 9 1983

MORTGAGE

69-1620-357

THIS MORTGAGE is made this 22nd day of July 1983, between the Mortgagor, Wilbur E. and Lizzie Mae Chastain (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 10,093.04 which indebtedness is evidenced by Borrower's note dated July 22, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 1, 1988

TO SECURE to Lender 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, 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 tract of land together with all improvements thereon having the following metes and bounds according to plat entitled Property of B. C. Trammell by Pickell & Pickell dated January 29, 1951 recorded in Plat Book AA, Page 93:

BEGINNING at a point on the eastern side of Old Grove Road approximately 1.9 miles south of the intersection of Old Grove Road and White Horse Road and running thence S. 89-15 E. 366 feet to an iron pin; thence S. 1-05 W. 254 feet to an iron pin; thence S. 84-45 W. 330 feet to an iron pin on the eastern right of way of Old Grove Road; thence with the eastern right of way of Old Grove Road as the line the survey tie lines being N. 14-45 W. 100 feet to a point; thence N. 5-13 W. 189.8 feet to the point of beginning and being the same property conveyed to the Mortgagors herein by deed of B. C. Trammell, recorded May 29, 1964 in Deed Book 750, page 32, Greenville, County RMC Office.

which has the address of Route 5, Box 505, Old Grove Road, Piedmont, South Carolina 29605 (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 and rents, all of which 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 for the leasehold estate if this Mortgage is on a leasehold are hereinafter referred to as the "Property". Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:
1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, and the Note is paid in full, a sum therein "Funds" equal to one twelfth of the yearly taxes and assessments including fire and marine and

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