

FILED
GREENVILLE CO. S. C.
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CLERK OF COURTS
GREENVILLE, S. C.

BOOK 1444 PAGE 311

MORTGAGE

THIS MORTGAGE is made this 15th day of September, 1978, between the Mortgagor, Donald Lee Chase and Carol Ann Chase, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

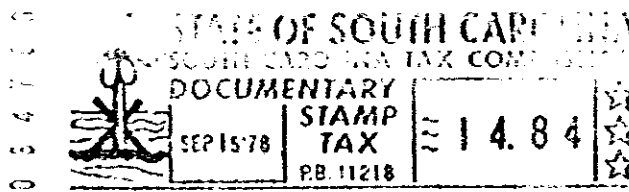
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Seven Thousand One Hundred and No/100-- (\$37,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008

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, with the buildings and improvements thereon, lying and being on the Southwesterly side of Ponce de Leon Drive, in the City of Greenville, South Carolina, and being shown as Lot No. 4 on the plat of Lanneau Drive Highlands, and recorded in the RMC Office for Greenville County, S. C. in Plat Book "D", page 305, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Ponce de Leon Drive, which pin is located 150 feet in a Northwesterly direction from the westerly corner of the intersection of East Faris Road and Ponce de Leon Drive, and also being located at the Westerly corner of the intersection of a 10 foot alley and Ponce de Leon Drive, and running thence along the Southwesterly side of Ponce de Leon Drive N 26-13 W 50 feet to an iron pin, joint front corner of Lots 4 and 5; thence along the common line of said Lots S 63-47 W 160 feet to an iron pin, joint corner of Lots 4, 5 and 30; thence along the common line of Lots 4 and 30 S 26-13 E 50 feet to an iron pin on the Northwesterly side of a 10 foot alley; thence along the Northwesterly side of said alley N. 63-47 E. 160 feet to an iron pin, the point of beginning.

THIS being that same property conveyed to the Mortgagors herein by Deed of Mary S. Tripp, dated March 13, 1967, and recorded that same date in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 815 at Page 285.



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which has the address of 108 Ponce de Leon Drive Greenville, 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, 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 seized 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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