

FILED
GREENVILLE CO. S. C.
Nov 13 2 59 PM '79
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA

MORTGAGE

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THIS MORTGAGE is made this 12th day of November 1979, between the Mortgagor, Jack W. Chandler, III and Cathy W. Chandler (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 Thirty-seven Thousand Seven Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 December 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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 221 according to a plat entitled "Sherwood Forest", said plat being recorded in the R.M.C. Office for Greenville County in Plat Book GG, at Page 71, and having, according to a more recent plat by Freeland & Associates dated October 29, 1979, entitled "Property of Jack W. Chandler, III and Cathy W. Chandler", the following metes and bounds to-wit:

BEGINNING at an iron pin on the western edge of Scarlett Street at the joint front corner of Lots 220 and 221 and running thence with the line of Lot 220 S. 83-02 W. 170 feet to an iron pin; thence N. 2-28 W. 75.2 feet to an iron pin in the joint rear corner of Lots 221 and 222; thence with the line of Lot 222 N. 83-02 E. 164 feet to an iron pin on the western edge of Scarlett Street; thence with Scarlett Street S. 6-58 E. 75 feet to an iron pin, the point of beginning.

Being the same property conveyed to Mortgagor herein by deed of Richard T. Blackwell and Kathy C. Blackwell, dated Nov. 12, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1115, at Page 501.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA

which has the address of 212 Scarlett Street, Greenville, S. C. (Street) (City)
(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 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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