

2 MORTGAGE

BONNIE S. TANNER-JONES

THIS MORTGAGE is made this <sup>FILED</sup> 30th day of April, 19 77, between the Mortgagor, Judson K. Chapin III and Margaret S. Chapin (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

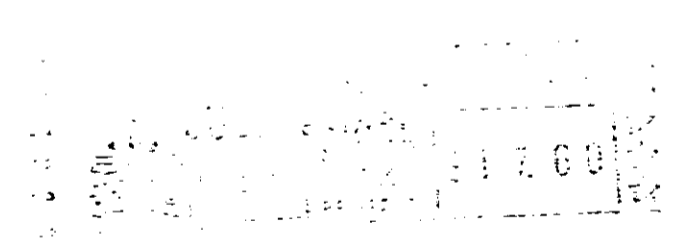
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand and 00/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2007;

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 those pieces, pieces, parcels or tracts of land in the County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Lister Road and being known and designated as Lots 6 and 7 according to a survey entitled "Go-Forth Auction Co.", made by W.N. Willis, Engineer, dated October 1, 1970, and recorded in the RMC Office for Greenville County in Plat Book 4-H at Page 65, all having the following metes and bounds, to wit:

Beginning at a point at the intersection of Lots 7 & 8 and in the center of Lister Road, and at the center of a branch, and running with the center of branch as the line the traverse lines of which are: N. 1-30 W. 107 Ft. to a point; thence N. 43-30 E. 135 Ft. to a point; thence N. 26-45 E. 159 Ft. to a point; thence N. 35-14 E. 1.9 Ft. to a point in the center of the branch; thence 749 Ft. to a point; thence S. 72-30 W. 481.5 Ft. to a point in the center of Lister Road N. 44-30 W. 280 Ft. to the point of beginning. This being the said property conveyed to Mortgagors, by Deed of J.P. Snipes and being recorded herewith.

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which has the address of Lots 6 & 7, Rt. 2, Lister Rd., Landrum, SC (Street) (City) 29356 (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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