

FILED
GREENVILLE CO. S. C.

V. 1475 TAB 812

MORTGAGE

AUG 3 3 34 PM '79
DONNIE TANNERSLEY

THIS MORTGAGE is made this 30 day of July, 19 79, between the Mortgagor, Richard Alvis Chandler and Rene C. Chandler (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVING AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Nine Hundred Twenty Two and 74/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 June 1, 2002;

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 piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, being known and designated as Lot 14 on plat of Property of Floyd and Mary Weathers made by L. T. Slattery, dated March 19, 1953 and recorded in the RMC Office for Greenville County in Plat Book FF, Page 350 and also a small portion of Lot 7 on plat of Property of James N. Taylor, Babe Gault, J. B. White and W. D. Abercrombie made by C. O. Riddle, dated April 6, 1953 and recorded in the RMC Office for Greenville County in Plat Book S, Page 18, and having according to a more recent plat of T. C. Adams entitled Property of Felton B. Cox dated October 19, 1955 recorded in Plat Book WV, Page 53, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Weathers Circle at the joint front corner of Lots 13 and 14 which iron pin is situated 400 feet south of the intersection of Weathers Circle and Field Road; thence running along the western side of Weathers Circle S. 20-00 W., 80 feet to an iron pin at the corner of Lot 15; thence with line of Lot 15 N. 68-37 W., 187.8 feet to an iron pin; thence through Lot 17 N. 61-48 W., 38.1 feet; thence N. 20-00 E., 75.5 feet along the property of Stewart to an iron pin; thence along the line of Lots 17 and 13 S. 68-37 E., 226.9 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Chester T. and Melanie P. Brooks to be recorded on even date herewith.

GCTO -----3 AUG. 79 1072

STATE OF SOUTH CAROLINA
RECORDS SECTION
DOCUMENTARY
TAX \$10.00

which has the address of 111 Weathers Circle Fountain Inn
[Street] [City]
South Carolina 29644 (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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