



4/1/21

MORTGAGE

THIS MORTGAGE is made this 3rd day of April, 1981, between the Mortgagor, Jackey L. Chapman and Ava R. Chapman (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Five Hundred Eighty Six Dollars and Forty Cents Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1985

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 all improvements thereon situate, designated as the eastern half of Lot 3, according to the plat of "Property of D. B. Tripp" made by T. T. Dill dated March 27, 1946 and recorded in the RMC Office for Greenville, County in Plat Book Y at Page 15, and having according to said plat and a more recent plat of "Property of Jackey Lee Chapman and Ava R. Chapman" prepared by Dalton & Neves Co. dated March 1978, and recorded in Plat Book 6 N, Page 93, the metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Sulphar Springs Road at the joint corner of Lots 2 and 3, and running thence along the line of Lot 2, S 0-07 E 185.3 feet to an iron pin; thence S.87-15 W 75 feet to an iron pin; thence N. 0-06W. 184.4 feet to an iron pin on the southern side of Sulphur Springs Road, thence with the southern side of Sulphur Springs Road N. 86-36 E. 7.5 feet to the point of the beginning.

This conveyance is made subject to any restriction or easements that may appear of record, on the recored plat, or on the premises.

DERIVATION CLAUSE:

This is the same property conveyed by Lillian E. Owen by deed dated 3-23-78 recorded 3-23-78 in volume no. 1075 at page no 814.

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which has the address of 7 Sulphur Springs Road Greenville,
(Street) (City)
South Carolina 29609 (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 seised 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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