

MORTGAGE

THIS MORTGAGE is made this 14 day of February, 1978 between the Mortgagor, LEON NORMAN CHAPMAN (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Six Hundred and 00/100 (\$6,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 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 February 1, 1988.

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 in Cleveland Township at River Falls located on the northern side of the Middle Saluda River and having, according to a plat of Property of J. C. Hill, Dated February 16, 1967, and recorded in the RMC Office for Greenville County in Plat Book VVV at Page 107, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the river, which iron pin is situate approximately 82 feet from the bridge over the river and running thence N. 23-05 E. 56.2 feet to the southeastern side of a private road; thence along the said private road, N. 69-20 E. 179.1 feet; thence S. 53-20 E. 77.4 feet; thence S. 32-10 W. 200 feet to a point in the center of Middle Saluda River; thence up the center of the river in a northeasterly direction 170 feet to the point of beginning.

ALSO all that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina in Cleveland Township at River Falls and adjoining the above-described property and located on the northern side of Saluda River and having, according to a plat of property of Bob Severson said plat being recorded in the RMC Office for Greenville County in Plat Book MMM at Page 137 the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Property now or formerly belonging to Varner on an unnamed county road and running thence along the center of said road, N. 69-20 E. 136.1 feet; thence N. 23 E. 7.5 feet; thence N. 7 E. 80.7 feet; thence N. 32-45 E. 62 feet; thence N. 60 W. 72.2 feet to an iron pin on the road at the corner of Property now or formerly belonging to Varner; thence S. 31-10 W. 64.7 feet; thence S. 53-30 W. 81.7 feet; thence S. 5-40 W. 118.8 feet to the beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Albert J. Kelley, said deed being dated May 8, 1973 and recorded in the RMC Office for Greenville County in Deed Book 974 at Page 178.

which has the address of Cool River Drive, Marietta, S. C. 29661 (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 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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