

15 PM '79
MORTGAGE
SHERSLEY

MORTGAGE

BOOK 1484 PAGE 331

THIS MORTGAGE is made this 15th day of OCTOBER, 1979, between the Mortgagor, CLAUDE JEFFERSON CHANEY AND LINDA H. CHANEY (herein "Borrower"), and the Mortgagee, FIDELITY 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").

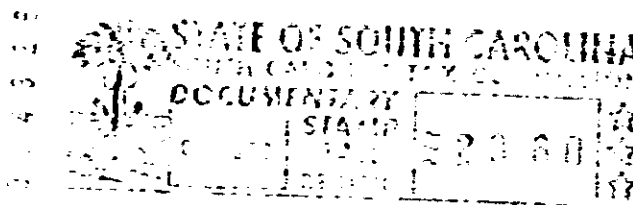
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-NINE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 15, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on OCTOBER 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, and the improvements thereon, situate lying and being in the City of Mauldin, County of Greenville, State of South Carolina and being known and designated as Lot No. 81 on a plat of Forrester Woods, Section No. 2, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Page 64, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Creekwood Court at the joint front corner of Lots Nos. 81 and 82 and running thence S. 13-36 W. 150 feet to a point; thence running N. 76-30 W. 110 feet to a point; thence running N. 13-36 E. 150.19 feet to a point; thence running S. 76-24 E. 110 feet to the point of beginning.

Derivation: Deed Book 1113, Page 558 - Joseph Thomas Johnson, Jr., and Judy C. Johnson 10/15/79



which has the address of 106 Creekwood Court, Forrester Woods, Greenville, S. C. 29607 (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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