

FILED
GREENVILLE CO. S. C. MORTGAGE

BOOK 1523 PAGE 938

Nov 10 11 37 AM '80

THIS MORTGAGE is made this seventh day of November, 19 80, between the Mortgagor, W. Dennis Chamberlain and Cecilia A. Chamberlain (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 Thirty-seven thousand and no/100 (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010;

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 being known and designated as "Property of W. G. Perry, Jr.", recorded in Plat Book U at Page 142 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of East Washington Street, formerly East Washington Road, running thence along the line of property now or formerly of Cogswell, N. 17-10 W. 212.5 feet to an iron pin on an alley; thence with said alley, N. 73-20 E. 56.7 feet to an iron pin; thence S. 16-19 E. 59.2 feet to an iron pin in line of property now or formerly owned by J. E. Gosnell; thence with the line of Gosnell property, N. 70-20 E. 51.92 feet to an iron pin; thence along property now or formerly owned by Lynch, S. 15-17 E. 150 feet to an iron pin on the northwestern side of East Washington Street; thence with said street, S. 69-59 W. 103 feet, more or less, to the point of beginning. Said property is further known as 1011 East Washington Street.

Derivation: This is the same property conveyed to W. Dennis Chamberlain and Cecilia A. Chamberlain by deed of Martha Marie Stevenson Pruitt, dated and recorded concurrently herewith.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or affect the premises.

RECORDED IN THE OFFICE OF THE CLERK OF COURTS
GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 4.00
NOV 10 1980

which has the address of 1011 East Washington Street, Greenville,
(Street) (City)
South Carolina 29601 (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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