

Oct 13 9 31 AM '76

DONNIE S. TANKERSLEY
MORTGAGE

BOOK 1380 PAGE 357

THIS MORTGAGE is made this 12th day of October, 1976, between the Mortgagor, Donald L. Chase and Carol Ann Chase (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Five Hundred and No/100---(\$37,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 12, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st day of November, 1996;

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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southwestern corner of East Stone Avenue and Rowley Street and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of East Stone Avenue and Rowley Street 430 feet 3 1/2 inches from the intersection of East Stone Avenue and Main Street; thence S.20-19W. with Rowley Street 120 feet to a point; thence N.66-38W. 54.5 feet to a point; thence N.20-19E. 115 feet to a point on East Stone Avenue; thence with East Stone Avenue S.71-50E. 55 feet to the point of beginning.

Deed from Raybil, Inc., dated September 3, 1971, recorded September 14, 1971, in Deed Book 925, page 93.

ALL that certain 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, City of Greenville, on the south side of E. Stone Avenue between Main and Rowley Street and designated as Lot No. 14 East Stone Avenue and described as follows:

BEGINNING at an iron pin on the south side of East Stone Avenue and running thence with said avenue 56 1/2 feet to a stake; thence S.20-19W. 175 feet to a stake; thence N.69-20W. 56 feet 2 1/2 inches to a stake; thence N.20-19 E. 175 feet to the beginning corner as shown by plat made by J. E. Sirrine October 6, 1904 and revised January 14, 1905, save and excepting a small portion in the rear conveyed by W. O. Groce to Florence A. Shockley, October 13, 1905, recorded in Deed Book TTT, page 83.

Deed from Victor L. Cannon and Ida Mae Cannon, Individually, and The Peoples National Bank, Greenville, S. C. as Executor under the Last Will and Testament of Martie N. Cannon and Mary Ann Cannon and The Peoples National Bank of Greenville, S. C. as Executor and Trustee under the Last Will and Testament of J. C. Cannon, dated November 10, 1972, recorded November 14, 1972, in Deed Book 960 at page 295.

which has the address of 16 & 18 Stone Avenue Greenville, South Carolina, 29609 (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 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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