

1422 1423
Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 7th day of February 1978, between the Mortgagor, W. E. Chandler and Doris Chandler (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 7, 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, 2008

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 lot of land with the buildings and improvements thereon situate on the west side of Agewood Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 423, Section V, Sheet One on plat of Westwood Subdivision made by Piedmont Engineers and Architects, November 28, 1972, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-X, Page 62 and having according to said plat the following metes and bounds, towit:

Beginning at an iron pin on the west side of Agewood Drive at the joint corner of Lots 423 and 424 and running thence along the line of Lot 424 N. 85-12 W. 140 feet to an iron pin; thence S. 4-48 W. 86 feet to an iron pin; thence along the line of Lot 422 S. 85-12 E. 140 feet to an iron pin on the west side of Agewood Drive; thence along Agewood Drive N. 4-48 E. 86 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Realistic Builders, Inc. recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

which has the address of 508 Agewood Drive, Simpsonville, South Carolina 29681 (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.

OUTS - FEB 08 78 904

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