

FILED
GREENVILLE CO. S. C.
MORTGAGE

MAY 10 1 37 PM '78

THIS MORTGAGE is made this 10th day of May 1978, between the Mortgagor, **Clarence E. Chesney** (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 **---Six Thousand Seven Hundred Fifty and NO/100---** Dollars, which indebtedness is evidenced by Borrower's note dated **May 10, 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 **First day of May, 1988**;

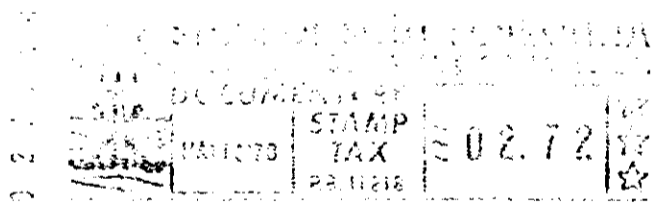
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land lying, being and situate on the South side of Davis Street about One (1) mile Norhteast of Taylors, in Chick Springs Township, County and State aforesaid, and being known and designated as lot no. Three (3) of the Robert L. and Willie Mae Frady property as shown on plat prepared by H. S. Brockman and John A. Simmons, Registered Surveyors, dated October 23, 1959 and which plat will be recorded forthwith in the R.M.C. Office for said County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the South side of said street at the joint front corner of lots nos. 2 and 3 as shown on plat, and running thence with the joint property line of said two lots S. 9-39 E. 249 feet to an iron pin, thence N. 59-01 E. 71.5 feet to an iron pin, thence N. 9-39 W. 223 feet to an iron pin on the South side of Davis Street, thence with the South side of said street S. 80-21 W. 66.7 feet to the beginning point. This being a part of the property which was conveyed to grantors herein by Walter W. Acrey and Annie Sue Acrey by deed recorded in said office in Deed Book 735, page 125.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This being the same property conveyed to mortgagors by deed of Robert Lee Frady and Willie Mae B. Frady recorded in Deed Book 639 page 199 on November 20, 1959.



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which has the address of **Route #2 Davis Street** **Taylors,**
(Street) (City)
S. C. 29687 (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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