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MORTGAGE

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THIS MORTGAGE is made this 30 day of July, 1979, between the Mortgagor, Wilbur E. Chastain and Lizzie Mae Chastain (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 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100ths-- Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 August 1, 1989

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 tract of land together with all improvements thereon having the following metes and bounds according to plat entitled Property of B. C. Trammell by Pickell & Pickell dated January 29, 1951 recorded in Plat Book AA, Page 93:

BEGINNING at a point on the eastern side of Old Grove Road approximately 1.9 miles south of the intersection of Old Grove Road and White Horse Road and running thence S. 89-15 E. 366 feet to an iron pin; thence S. 1-05 W. 254 feet to an iron pin; thence S. 84-45 W. 330 feet to an iron pin on the eastern right of way of Old Grove Road; thence with the eastern right of way of Old Grove Road as the line the survey tie lines being N. 14-45 W. 100 feet to a point; thence N. 5-13 W. 189.8 feet to the point of beginning and being the same property conveyed to the mortgagors herein by deed of B. C. Trammell, recorded May 29, 1964 in Deed Book 750, page 32, Greenville County R.M.C. Office.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
12.00

which has the address of Route 5, Box 505, Old Grove Road, Piedmont, South Carolina 29605
(Street) (City)
..... (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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