

DONNIE S. YANKER
R.M.C.
FILED
AUG 17 1979
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MORTGAGE

1417-433

THIS MORTGAGE is made this **9th** day of **August**, 19**79**
between the Mortgagor, **William Richard Chapman and Rendie C. Chapman**

(herein "Borrower"),
and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **---Twenty-One Thousand and 00/100 (\$21,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **June, 1999**

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 **Anderson**, State of South Carolina:

All that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, in Grove Township, containing 3.21 acres, more or less, on a plat by Carolina Surveying Company dated March 27, 1979, to be recorded in the R.M.C. Office for Greenville County, South Carolina herewith. Being bounded on the North and West by lands now or formerly of Robert N. Cole and Vivian D. Cole, on the East by lands now or formerly of William C. Cole and Nellie T. Cole, and on the South by John Preston Road.

This is the identical property conveyed unto Mortgagors herein by deed of William C. Cole and Nellie T. Cole, dated April 13, 1979 and recorded in the Office of the Clerk of Court for Greenville County in Volume Book 1100 at Page 863.

RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR GREENVILLE COUNTY, SOUTH CAROLINA
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which has the address of **John Preston Road,** **Pelzer**
[Street] [City]
South Carolina, 29669 (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 seised 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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