

Mortgagee's ~~FILED~~ address:
GREENVILLE CO. S. C.

301 College Street, Greenville, S. C. 30614 1486 PAGE 93

OCT 29 10 18 AM '79

DONNIE S. BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 26th day of October, 1979, between the Mortgagor, Willie C. Chapman and Beatrice Chapman, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand, Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 July 1, 2010.....;

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 situate, lying and being in Greenville County, South Carolina, being shown as Lot 17, Albans Acres, plat of which is recorded in Plat Book 4-N, at Page 31, in the R.M.C. Office for Greenville County, South Carolina, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagors herein by deed of Robert F. Chapman and Mary E. Chapman dated July 30, 1975 and recorded July 30, 1975 in the RMC Office for Greenville County in Deed Vol. 1022 at Page 21.

which has the address of Lot 17, Route 3, Fair Road Simpsonville,
(Street) (City)
South Carolina (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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