

RECORDED
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S. C.
JUN 30 4 48 PM '80
RECORDS & CLERK
GREENVILLE, S. C.

BOOK 1506 PAGE 512

MORTGAGE

THIS MORTGAGE is made this 30th day of June, 1980, between the Mortgagor, Michael W. Chewing and Glenda C. Chewing, (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").

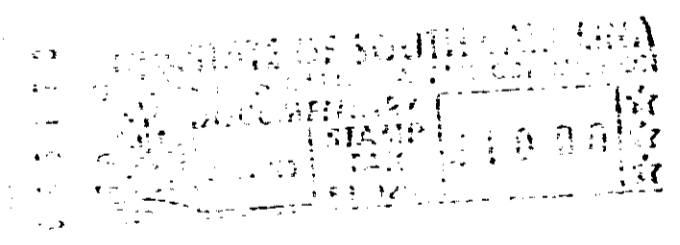
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not 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 tract of land located in Greenville County, South Carolina, being shown as 5.75 acres on the west side of Thompson Road on plat prepared by Terry T. Dill, Surveyor, dated July 22, 1971, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book SSS, Page 458, and having according to said plat the following metes and bounds:

BEGINNING at a railroad spike in the center of Thompson Road approximately one mile from South Carolina Highway 290 and running thence S 88-55 W 269 feet to an iron pin; thence S 21-21 W 200 feet to an iron pin; thence N 40-00 W 403 feet to an iron pin; running thence N 30-20 E 450 feet to an iron pin; thence S 62-56 E 503 feet to a railroad spike in the center of Thompson Road crossing an iron pin at the edge of Thompson Road; thence running with the center of said Road S 23-42 W 136 feet and S 07-02 W 150 feet to a railroad spike, being the point of beginning.

DERIVATION: This is the same property conveyed to mortgagor by deed of Frances L. McCall as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book //28, Page 444 on June 30, 1980.



which has the address of Route 2, Thompson Road, Taylors (City) South Carolina 29687 (State and Zip Code) (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 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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