

FILED  
GREGORY & CO. S.C.

AUG 27 10 27 AM '81

# MORTGAGE

1550 522

This instrument prepared  
by:

Loan #182

DOHN CHAMBERSLEY  
THIS MORTGAGE is made this 19th day of August  
19 81, between the Mortgagor, James W. Chambers and Ruth T. Chambers  
(herein "Borrower"), and the Mortgagee,  
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HENDERSONVILLE  
under the laws of North Carolina, whose address is  
5th at Church - Hendersonville, North Carolina 28739 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and no/100  
(\$6,000.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated August 19, 1981 (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on 9/1/86

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, with all improvements thereon, situate,  
lying and being in Glassy Mountain Township, Greenville County, South Carolina, contain-  
ing 70.85 acres, more or less, as shown on a plat thereof prepared by Carolina Surveying  
Co., dated May 4, 1978 and recorded in the R.M.C. Office for Greenville County in Plat  
Book 6-M at page 43, and having, according to said plat, the following metes and bounds,  
to-wit:

BEGINNING at an iron pin on the northern side of the right of way of South Carolina  
Highway #11 on the line of property now or formerly owned by Ora Turner, and running  
thence with said Ora Turner property, N. 3-55 E., 3,572.5 feet to an iron pin on the  
line of property now or formerly owned by John and Lynell Peterson; thence with the  
line of said Peterson property, S. 86-30 E., 825 feet to an iron pin on the line of other  
property now or formerly owned by Ora Turner; thence with the line of said Ora Turner  
property, S. 5-0 E., 2,035.6 feet to an iron pin on the line of property now or formerly  
owned by Annie I. Turner; thence with the line of said Annie I. Turner property, S. 81-45  
W., 512.5 feet to and iron pin; thence continuing with said Annie I. Turner property, S.  
5-0 E., 1,282.1 feet to an iron pin on the northern side of the right of way of South  
Carolina Highway #11; thence with the northern side of the right of way of South Carolina  
Highway #11, S. 81-02 W., 860.1 feet to the point of beginning.

LESS, HOWEVER, that certain tract of 2.84 acres heretofore conveyed by the mortgagors to  
Robert A. Hamilton and Bonnie S. Hamilton by deed dated November 12, 1979, and recorded  
November 13, 1979, in Deed Book 1115 at page 528, and those two (2) certain tracts of  
land containing 3.29 acres and 2.90 acres heretofore conveyed by the mortgagors to  
Everett Bernard Meredith, Jr. and Frances S. Meredith, by deed dated and recorded  
August 19, 1980, in Deed Book 1131 at page 479.

This mortgage is junior and subordinate to that certain mortgage given to First Federal  
Savings and Loan Association of Hendersonville, dated December 18, 1980, and recorded  
in the R.M.C. Office for Greenville County, in Deed Book 1528 at page 162.

For deed into mortgagors see deed from Esther Bates, and Deborah Bates Leon (nee  
Deborah Bates), dated and recorded November 13, 1978, in Deed Book 1091 at page 720.

which has the address of Route # 2, Box 285, Highway 11, Landrum,  
(Street) (City)  
S. C. 29356 (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 improve-  
ments 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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