

Return to: Robert A. Clay, Attorney

BOOK 1551 PAGE 413

FILED GREENVILLE CO. S. C.

MORTGAGE

AUG 31 3 07 PM '81

DONNIE S. TANKERSLEY

THIS MORTGAGE was made this 31st day of August 1981, between the Mortgagor, Myrtle F. Chapman (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand One Hundred And No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 May 1, 1999;

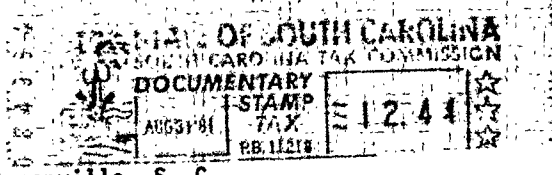
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southern side of Collingwood Drive (formerly Clearview Avenue) and the northern side of Richbourg Road, in the County of Greenville, State of South Carolina being shown and designated as Lot No. 33 on a plat of Morningside, made by Dalton & Neves, dated December, 1952, revised April, 1953, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book FF at pages 83, 84 and 85, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Collingwood Drive (formerly Clearview Avenue) at the joint corner of Lots 33 and 52 and running thence along the common line of said lots, S. 35-45 W., 115.8 feet to an iron pin; thence along the common line of Lots 33 and 34, N. 85-0 W., 105.3 feet to an iron pin on the northeastern side of Richbourg Road; thence along the said Richbourg Road, N. 18-57 W., 75 feet to an iron pin; thence N. 41-0 W., 75 feet to an iron pin; thence N. 42-20 W., 94.8 feet to an iron pin at the curve of the intersection of Richbourg Road and Collingwood Drive (formerly Clearview Avenue); thence following the curve of the said intersection, the chord of which is N. 22-10 E., 25.8 feet to an iron pin on Collingwood Drive; thence along the southern side of Collingwood Drive, N. 86-40 E., 50 feet to an iron pin; thence S. 71-17 E., 111.7 feet to an iron pin; thence S. 54-15 E., 178 feet to an iron pin, the point of beginning.

This property is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting the said property.

This being the same property conveyed unto Myrtle F. Chapman by deed from Alexandros Ch Sagris and Niki Mu Sagris, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1154 at Page 364, recorded the 31st day of August, 1981.



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which has the address of 2 Collingwood Drive, Greenville, S. C. (Street) (City) (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.