



MORTGAGE

BOOK 1579 PAGE 288

THIS MORTGAGE is made this 13th day of August 1982, between the Mortgagor, James W. Chapman and Joyce B. Chapman (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Seven Thousand One Hundred Fifty Dollars and Eighty Cents Dollars, which indebtedness is evidenced by Borrower's note dated August 13, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1992;

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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot no 257 on plat of DEL NORTE ESTATES, Section II, prepared by Piedmont Engineers and Architects, recorded in plat book 4N at page 12 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ellesmere Drive, joint front corner of lots 258 and 257 and running thence N. 46-30 W., 127.0 feet to an iron pin; thence turning and running N. 43-30 E., 95.0 feet to an iron pin, joint rear corners of Lots 257 and 256; thence along the common line of lots 257 and 256 S. 46-30 E., 127.0 feet to an iron pin on Ellesmere Drive; thence along Ellesmere Drive, S. 43-30 W., 95 feet to an iron pin, being the point of beginning/

This is the identical property conveyed to the grantors by deed of Premier Investment Company, Inc. recorded in deed book 936 at page 503 on February 22, 1972 in the RMC Office for Greenville County, dated February 21, 1972.

DERIVATION CLAUSE:

This is the same property conveyed by Frederick L. Grimm and Leah M. Grimm by deed dated 12-15-78 recorded 12-18-82 in volume no 1093 at page 882.

which has the address of 11 Ellesmere Drive Greenville South Carolina 29615 (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 seized 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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