

OCT 11 3 24 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 11th day of October, 1982, between the Mortgagor, Sidney A. Chapman and Antoine Pickering, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

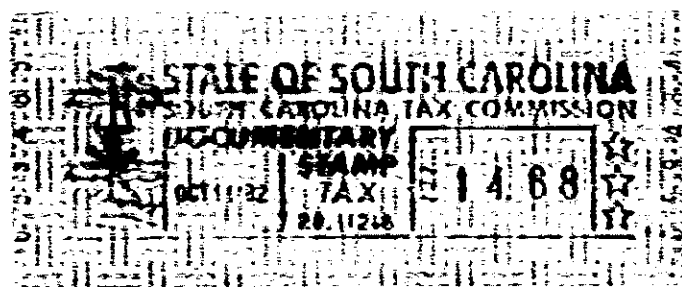
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand Seven Hundred and No/100--\$36,700.00 Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2006

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, being designated as Lot 60 on a plat of Pine Brook Development, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book Z at Page 149 and which has, according to said plat, and according to a more recent plat entitled "Property of Sidney A. Chapman and Antoine Pickering" prepared by Carolina Surveying Co., dated October 6, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Brewster Drive at the joint front corner with Lot 62 and running thence along the joint line with Lot 62 S. 66-29 W. 150.0 feet to an iron pin; thence running along a joint line with Lot 15 N. 33-31 W. 75.0 feet to an iron pin; thence running along a joint line with Lot 58 N. 56-29 E. 150.0 feet to an iron pin on the westerly side of Brewster Drive at the joint front corner with Lot 58; thence running along the westerly side of Brewster Drive S. 33-31 E. 75.0 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Jesse L. Hartley of even date to be recorded herewith.



which has the address of Lot 60 Brewster Drive Taylors, (City) S.C. 29662 (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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