

FILED
GREENVILLE S.C.
DUNN
R.M.C.

Vol 1637 No 503

MORTGAGE

THIS MORTGAGE is made this 27th day of October, 1983, between the Mortgagor, William L. Chappell, (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 \$7,043.49 (Seven Thousand Forty Three and 49/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 31, 1987;

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, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near West Greenville, lying on Clemson Avenue and being known and designated as Lot No. 19 of the property of Greenville Land Company, Inc. as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book RR, at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Clemson Avenue at the joint front corner of Lots Nos. 19 and 20 and running thence with the joint line of said lots, N. 56-40 W. 160 feet to an iron pin on the southeastern side of Trotter Street; thence with said street, N. 33-20 E. 70 feet to an iron pin, joint rear corner of Lots Nos. 18 and 19; thence with the joint line of said lots, S. 56-40 E. 160 feet to an iron pin on the northwestern side of Clemson Avenue; thence with said Avenue, S. 33-20 W. 70 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Leslie and Shaw Inc., and recorded in the RMC Office for Greenville County on 10/05/62 in Deed Book 708 at Page 202.

This is a first mortgage second to none.

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which has the address of 111 Clemson Avenue, Greenville, South Carolina 29611 (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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