

MORTGAGE

1738 300

THIS MORTGAGE is made this 1st day of May, 1975, between the Mortgagor, Jimmy S. & Mary Elaine P. Chasteen (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is #3 Edwards Bldg. 600 N. Main Street, Greer, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five thousands Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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, 2000

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 tract of land situate, lying and being in Highland Township, County of Greenville, State of South Carolina, being approximately nine miles north of Greer, near Blue Ridge High School, on the west side of Blue Ridge Drive, 500 feet north of the intersection of Blue Ridge Drive and Few's Bridge Road, containing 1.46 acres, more or less, as shown on plat of Property of J. H. Cannon, made by Wolfe and Hushey, recorded in the RMC Office for Greenville County, S. C., in plat Book SSS, page 578, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Blue Ridge Drive, joint corner of property herein covered and property now or formerly owned by Marvin A. Cannon; thence running with joint line of said properties S. 81-30 W. 423.7 feet to an iron pin to a point in the joint line of property herein covered and property now or formerly owned by Randall Keenan; thence running with joint line of said properties N. 25-53 W. 143.2 feet to an iron pin at the joint corner of property herein covered and property now or formerly of Benjamin Allen, et al; running thence with joint line of said property N. 79-20 E. 448.3 feet to a point in the center of Blue Ridge Drive; thence running with the center of Blue Ridge Drive S. 15-00 E. 154.4 feet to point and place of beginning.

5.14.00



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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