

GREENVILLE CO. S.C.

BOOK 1430 PAGE 532

APR 1 12 45 PM '78

CLAUDE S. TAMMERSLEY

MORTGAGE

THIS MORTGAGE is made this 27th day of April, 1978, between the Mortgagor, Marvin E. Chapman and Barbara J. Chapman, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Nine Hundred Fifty and 00/100 (\$38,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 1978, (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, 2008

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 hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Ladbroke Court, being known and designated as Lot No. 381, as shown on a Plat of Del Norte Estates, Section No. III, made by Piedmont Engineers & Architects, recorded in the R.M.C. Office for Greenville County, in Plat Book 4-N, at Page 14, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Ladbroke Court, at the joint corner of Lots 380 and 381, and running thence with the common line of said Lots S. 20-32 E. 133.7 feet to an iron pin; thence running S. 74-53 W. 200.0 feet to an iron pin at the joint rear corner of Lots 381 and 382; thence with the common line of said Lots N. 29-45 E. 203.8 feet to an iron pin on the southern side of Ladbroke Court; thence with the line of said Ladbroke Court N. 89-21 E. 45.0 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Rans E. Triplett and Mary C. Triplett, dated April 27, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1078, at Page 191, on ~~April 28~~, 1978.
May 1,

which has the address of 10 Ladbroke Court Greenville, S. C.,
[Street] [City]
29615 (herein "Property Address");
[State and Zip Code]

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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