

6/13 4 45 PM '79
DONOR: LAWYERSLEY
R.M.C.

MORTGAGE

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1979
0488

THIS MORTGAGE is made this 13th day of July 1979, between the Mortgagors Larry F. Chiles and Nettie L. Chiles (herein "Borrower"), and the Mortgagee UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

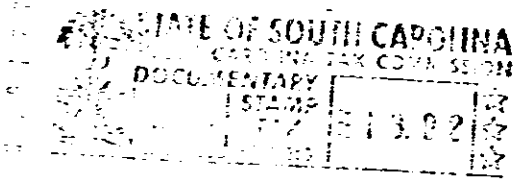
WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-four Thousand Eight Hundred and No/100 (\$34,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009

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, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 110 on Plat of Riverdale made by Dalton & Neves, Engineers, July 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, Page 107, and having the following netes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Knollview Drive at the joint front corner of Lots 110 and 111, and running thence with the line of Lot 111, N. 2-49 W. 246.6 feet to an iron pin; thence S. 87-0 E. 158 feet to an iron pin on the west side of Pinewood Lane; thence along the west side of Pinewood Lane S. 16-46 W. 217.8 feet to an iron pin; thence with the curve of the intersection of Pinewood Lane and Knollview Drive, the chord being S. 51-47 W. 40.8 feet to an iron pin on the north side of Knollview Drive; thence with the north side of Knollview Drive S. 86-49 W. 75 feet to the point of beginning.

This is the same property as conveyed to the Mortgagors herein by Deed of David B. Mann, recorded on even date herewith.



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which has the address of 110 Knollview Drive Greenville, South Carolina (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 deductions, 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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