

2005 1518 006

GREENVILLE S.C.
OCT 3 10 16 AM '80
DONNIE TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 2 day of October, 1980, between the Mortgagor, Richard V. Chapman, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 THIRTEEN THOUSAND AND NO/100 (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 2, 1980, (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 1, 1999;

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 lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lots Nos. 73 and 74 of Plat of the Overbrook Land Company a plat of which is recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book H at Page 258 and having, according to a survey thereof by Piedmont Engineering Service, dated July 16, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Walnut Street at the joint front corner Lots Nos. 72 and 73, which iron pin is 237.3 feet in a northeastern direction from the junction of Walnut Street and a 15 foot alley and running thence through Lot 73 N. 40-18 E. 68.35 feet to an iron pin; thence still running through Lot 73 N. 36-03 W. 111.65 feet to an iron pin in the rear line of Lot No. 73 on the southeast side of said 15 foot alley; thence along the southeast side of said alley S. 17-0 W. 94.54 feet to an iron pin in the rear line of Lot No. 74; thence running through Lot No. 74 S. 39-05 E. 126.6 feet to an iron pin in the front line of Lot No. 74 on the northwest side of Walnut Street; thence along the northwestern side of Walnut Street N. 51-32 E. 72.0 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Larry E. Woodard and Jean W. Woodard dated and recorded October 2, 1980.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
\$ 05.20

which has the address of 21 Walnut Street Greenville,
(Street) (City)
South Carolina (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 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 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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