

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

State of South Carolina,

COUNTY OF GREENVILLE

WILLIAM P. CHAPMAN

WHEREAS, I the said William P. Chapman

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to M. S. Merritt in the full and just sum of Six Thousand and No/100 (\$6,000.00) DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Four and One Half (4 1/2) per centum per annum, said principal and interest being payable in One Hundred Twenty installments as follows:

Beginning on the 15th day of May, 1953, and on the 15th day of each succeeding month of each year thereafter the sum of \$40.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of March, 1963, and the balance of said principal and interest to be due and payable on the 15th day of April, 1963; the aforesaid 119 one half payments of \$40.00 each are to be applied first to interest at the rate of Four and one half (4 1/2) per centum per annum on the principal sum of \$6,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each such payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor in hand and truly paid by the said mortgagee at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said M. S. Merritt, his heirs and assigns, forever:

All that lot of land situate, lying and being on the Southeast side of McAlister Road near the City of Greenville, in Greenville County, S. C. being shown as Lot 21 on plat of Greenacre Heights made by Dalton & Neves, Engineers, August 1951, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book BB, at page 25, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of McAlister Road, at joint front corner of Lots 20 and 21, and running thence along the line of Lot 20, S. 61-57 W. 150 feet to an iron pin; thence N. 28-03 E. 50 feet to an iron pin; thence with the line of Lot 22, N. 61-57 E. 150 feet to an iron pin on the Southeast side of McAlister Road; thence along the Southeast side of McAlister Road, S. 28-03 W. 50 feet to the beginning corner.

This is the same property conveyed to me by deed of John T. Douglas and L. A. Moseley, dated January 15, 1952, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 450, at page 137.

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