

JAN 4 4 20 PM 1963

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, LAVINIA B. CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE SOUTHERN BANK & TRUST COMPANY OF GREENVILLE, (SOUTH CAROLINA

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand, Six Hundred, Sixty-six and 10/100

----- Dollars (\$ 8,666.70) due and payable
April 13, 1963, with privilege of renewal

with interest thereon from date at the rate of six per centum per annum, to be paid: with the principal

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon," situate, lying and being in the State of South Carolina, County of Greenville, just South of the City of Greenville, and being shown on a plat of Property of Lavinia B. Chapman, prepared by Dalton & Neves, Engineers in April of 1959 and revised in December of 1962, recorded in the R. M. C. Office for Greenville County, South Carolina in plat Book RR at page 103, as lots Numbers 4 and 5 and the southern portion of the 6.84 Acre tract, and being more particularly described as follows; to-wit:

BEGINNING at an iron pin, joint front corner of lots 3 and 4, on Present U. S. No. 29 and running thence with said highway N. 25-05 E. 255.5 feet to the joint front corner of lots 4 and 5; thence continuing with said highway the same course 242.3 feet to the corner of lot No. 5 and property of Chestnut Hills; thence with the joint line of lot No. 5 and Chestnut Hills N. 82-15 W. 497.1 feet to the rear corner of Lot No. 5; thence with U. S. Highway No. 29 (Under Construction) along the right of way of said highway S. 15-54 W. 94.9 feet to the joint rear corner of lots 4 and 5; thence continuing along said highway the same course 258.8 feet to the joint rear corner of Lots 3 and 4; thence with the joint line of said lots S. 64-55 E. 420.3 feet to the beginning corner. This description covers Lots 4 and 5.

Also BEGINNING at a point on Present U. S. No. 29, 250 feet South of the corner of Lot No. 3 and running thence on a line parallel to the side lot line of Lot No. 3 N. 64-55 W. approximately 340 feet to a point on the right of way of U. S. Highway No. 29 (Under Construction) thence with said Highway S. 15-54 W. approximately 840 feet to an iron pin on said Highway at the corner of Garrison Land; thence with Garrison Land S. 80-58 E. 197.5 feet to an iron pin; thence N. 25-05 E. 356.5 feet to an iron pin; thence S. 64-55 E. 13.5 feet to an iron pin; thence N. 25-05 E. 417.5 feet to the beginning corner. The last three courses and distances are on the Right of way of Present U. S. No. 29.

This mortgage (being a second mortgage) is inferior to that certain mortgage from the mortgagor herein to Greenoo Realty Corp. in the original sum of \$17,500 and being recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 831 at page 533.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD: all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

paid in full and satisfied this 8th day of April, 1963.

*Southern Bank and Trust Company
Greenville, South Carolina*

*By: S. W. Hunt
Senior Vice President*

*By: Carl Sauts
Assistant Cashier*

*Charles [unclear]
Treasurer*

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26330*

See Release Tract 1 See Deed Book 717 Page 376 Deed to Adams, Jr.