

JUN 7 2 42 PM 1963

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 924 PAGE 467

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Henry R. Chapman & Annie Laura^{EW}. Chapman.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sara C. Chaoman Castle

(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 Twenty-Five Hundred - - - - -

as follows: \$400.00 and the accumulated interest ^{Dollars (\$ 2,500.00) due and payable} December 1, 1963 and \$400.00 and the accumulated interest each December 1st thereafter until paid in full

with interest thereon from date at the rate of 5 per centum per annum, to be paid: annually

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 Oaklawn Township as follows:

1. All that tract containing sixty & 70/100 (60.70) acres, more or less, being delineated on a Plat of the Property of T P. Chapman prepared by W. J. Ridle, Surveyor, September 1940, as Tract No. 4, said plat of record in the Office of the R. M. C. for Greenville County, S. C., in Plat Book T, Page 26.
2. All that other piece, parcel or tract of land containing ten (10) acres, more or less, 175 feet in width and approximately 2256 feet in depth, bounded on the Northeast by a branch, on the Southwest by the center line of the Dunklin Bridge Road, said strip being shown as the Northwestern boundary of Lot No. 2 of the property of T. P. Chapman, according to the above mentioned plat.
3. Also an undivided interest in, and to all that piece, parcel or tract of land containing ten (10) acres more or less, and being a portion of Lot No. 2 of the property of T. P. Chapman, fronting on the Dunklin Bridge Road 253 feet, running along the joint line of Lot No. 3 N.53-45 E. 990 feet, the Northeast boundary line being approximately 253 feet and the Northwestern boundary along the joint line of the above second described Lot approximately 990 feet.

This being the same land this day conveyed to the mortgagors by the mortgagee herein by deed to be recorded herewith. This is a purchase money mortgage and is given to secure the balance of the purchase money thereof.

Together with all and singular rights, members, herditaments, 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 Mortgagor 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.