

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

931 125

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, John L. Chapman and Lenora S. Chapman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Ingold, his heirs and assigns forever:

(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

Eleven Thousand Seven Hundred Fifteen and No/100-----Dollars (\$ 11, 715. 00) due and payable

\$2343.00 on principal each year after date, with the privilege to anticipate payment of part or all at any time on any regular interest paying date, until paid in full,

with interest thereon from date at the rate of five 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 required 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

All that piece, parcel or tract of land situate in Bates Township, County of Greenville, State of South Carolina, on S. C. Highway No. 186 and South Saluda River and containing 197 acres, more or less, as shown on plat of property of mortgagee prepared by C. O. Riddle, March 25, 1963, and recorded in the R. M. C. Office for Greenville County in Plat Book 000, Page 205 and having, according to said plat, the following metes and bounds; to-wit:

BEGINNING at an iron pin on the north side of S. C. Highway 186 at corner of land now or formerly owned by Hattie Leveston and running thence N. 7-52 W. 718.3 feet to an iron pin; thence N. 47-03 W. 1525.4 feet to an iron pin at South Saluda River; thence along the meanderings of South Saluda River along the Pickens County line and across said S. C. Highway No. 186 to an iron pin by a Maple tree at a branch; thence N. 32-40 E. 179.6 feet to an iron pin; thence N. 28-25 W. 1213.1 feet, more or less, to the point of beginning.

The above described property is the same conveyed to us by the mortgagee herein by deed of even date herewith to be recorded, and this mortgage is given to secure payment of the balance of the purchase price.

It is a condition of this mortgage that the mortgagor not cut any saw timber, or pulpwood, or remove same from this property, until the balance due hereon has been reduced to \$800.00.

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 hereinafore described in fee simple absolute, that it has good right and is lawfully empowered 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.

June 27, 1968
Paid in full
R. E. Ingold
Witness - Jeff S. Duckett
Mary Ann S. Duckett

RECORDED AND CANCELED OF RECORD
8 DAY OF Aug 1968
Ollie J. Jamison
R. M. C. FOR GREENVILLE COUNTY, S. C.
11:52 O'CLOCK A. M. NO. 3333