

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 27 11 41 AM 1963
MORTGAGE OF REAL ESTATE

BOOK 944 PAGE 351

TO ALL WHOM THESE PRESENTS MAY CONCERN:
O.C.C. R. M.C.

WHEREAS, I, LAVINIA B. CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK 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

- - - Eleven Thousand and 00/100 - - - - - Dollars (\$11,000.00) due and payable
one year from date

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

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, near the City of Greenville on Grove Road, (Old U. S. Highway 29 South) and being known and designated as lots 4 and 5 and an unnumbered 3.29 acres according to a plat of property of Lavinia B. Chapman, prepared by Dalton & Neven, Engrs. in April of 1959 and revised in February of 1963, said plat being recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "RR" at page 102. This mortgage also includes lot No. 2 according to the aforesaid plat, it here being the intention of the mortgagor to include all of the property owned on Grove Road (Old U. S. Highway 29 South).

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 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.

PAID AND Satisfied IN FULL THIS
THE 14th day of April 1964

Witness my hand and seal this 14th day of April 1964
Marshall C. Peppers
Bobby J. Kester
Mary Pennington

RECORDED
April 1964
Alvin Farnsworth
204
GREENVILLE, S. C.
29153