

JAN 22 4 47 PM 1965

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH

BOOK 984 PAGE 227

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EARL HIGGINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE E. CHAPPELL AND RUTH M. CHAPPELL

(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

-----THREE THOUSAND AND NO/100----- Dollars (\$ 3,000.00--- ) due and payable \$50.00 the 21st day of February, 1965, and \$50.00 the 21st day of each month thereafter until paid in full. Payments to be applied first to interest and the balance to principal. Should the mortgagor fail to make payments on the first mortgage on said property, the balance of principal and interest of this note and mortgage shall be immediately due and payable

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: monthly

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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 12 of a subdivision known as Maple Heights, according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book HH, at page 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Oakland Drive, joint front corner of Lots 12 and 13 and running thence with the joint lines of said lots, N. 62-15 E. 147.3 feet to an iron pin in the rear line of Lot No. 4; thence with the rear lines of Lots Nos. 4 and 5, S. 34-39 E. 80.6 feet to an iron pin at the rear corner of Lot No. 10; thence with the rear line of Lots Nos. 10 and 11, S. 62-15 W. 157 feet to an iron pin on the northeastern side of Oakland Drive; thence with said drive, N. 27-45 W. 80 feet to the beginning corner.

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.

*Paid and satisfied in full  
This 22<sup>nd</sup> day of Feb. 1965  
George E. Chappell  
Ruth M. Chappell*

SATISFIED AND CANCELLED OF RECORD  
23 DAY OF Feb 19 65  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:54 O'CLOCK P. M. NO. 19606

*Wit:  
Fred M. McDonald*