

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 5 12 19 PM 1965

MORTGAGE OF REAL ESTATE

BOOK 985 PAGE 455

OLLIE FARRIS WORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harry A. Chapman, Jr. and Charles W. Marchbanks,
are
(hereinafter referred to as Mortgagor) as well and truly indebted unto Allen H. Bell and Mary A. Bell

(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 eight hundred----- Dollars (\$ 3,800.00) due and payable
in the amount of \$49.94 per month for 96 months with first payment to
commence on the 15th day of February, 1965 and payments to be made
monthly thereafter.

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

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, Dunklin Township, containing ten (10) acres, more or less, and having the following courses and distances to wit: BEGINNING on a stone, common with this property and property now or formerly of Young Kellett, and running, thence N. 22 degrees East 9.30 chains to stone corner, thence North 67 1/2 degrees West ten and seventy one hundredths (10.70) chains to stone corner, thence South 22 degrees West nine and thirty one hundredths (9.30) chains to stone corner, thence South 68 5/6 degrees East ten and seventy-five one hundredths (10.75) chains to the beginning corner; bounded by lands, now or formerly, of G. W. Anderson, Young Kellett, A. M. Bruce and M. E. Woodson, and others.

ALSO, all that certain piece, parcel or tract of land situate in Dunklin Township, County and State aforesaid, containing forty (40) acres, more or less, and having the following courses and distances, as follows: BEGINNING on a stone near road, and running thence South 12 1/4 degrees West twelve and thirty-nine one hundredths (12.39) chains to persimmon, thence S. 22 degrees West eighteen and fifty-five one hundredths (18.55) chains to stone, thence N. 68 5/6 degrees West thirteen and seventy-five one hundredths (13.75) chains to stone on branch, thence up said branch nine and fifty one hundredths (9.50) chains to stone at spring, thence North 18 1/2 degrees East twenty-two and twenty five one hundredths (22.25) chains to stone in old stump at road, thence North 79 1/2 degrees East sixty-four and fifty-six one hundredths (64.56) chains to stone corner; thence North 34-30 East, 328.32 feet to a point; thence South 22 1/4 degrees West nine and seven one hundredths (9.07) chains to the beginning corner; bounded by lands, now or formerly, of G. W. Anderson, A. Woodson, and others.

It is specifically understood and agreed that the mortgagors herein are to have the right to pay off the principle balance at any time during the course of this mortgage without penalty whatsoever.

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.

RECORDED AND CANCELLED OF REC. 1965
DAY OF
HARRISON H. BENTLEY
R. M. C. FOR GREENVILLE COUNTY, S.C.
HARRISON H. BENTLEY