

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 1012 PAGE 353

Chapman of Greenville County

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Charles Marion

WHEREAS, I, Charles Marion Chapman of Greenville County

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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 on demand after date

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-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, in Oakland Township, containing 57 3/4 Acres, more or less, and being more fully described in a deed from James W. Cooley to Harry W. Bryson dated August 8, 1951, and recorded in the R.M.C. office for Greenville County, South Carolina, in Deed Book 440, at page 135 as follows:

All that piece, parcel or lot of land in Oakland Township, State and County aforesaid, in School District 4-H, on Black Branch Waters of Golden Grove Creek of Saluda River about 3 miles East of Pelzer near the road which leads from Pelzer to the Old Ware Place on the Augusta Road, and according to a plat of the same prepared by J. M Cox, Nov. 19, 1886, and which plat is hereby attached and made a part hereof, and according to said plat bounded as follows: BEGINNING at a stake 3XNM on Corner of lot conveyed by Oliver P. Hand to Mrs. Frances M. Woodson by Deed bearing date Nov. 2, 1888 and recorded in the office of Register of Mense Conveyance for said County and State in Deed Book "YY", page 166; and running thence N. 45 2/3 W. along land now or formerly belonging Ryal 19.30 to a stone 3XNM on corner of land now or formerly belong to W. H. Evins; thence S. 44 1/3 W. along a line of last mentioned land and line of another tract belonging to the Estate of O. P. Hand, deceased, 29.80 chains to a stone 3x in plat of red oak 3xom, gone; thence S. 25 1/3 E. 16.25 chains to a stone 3x on lines of above mentioned tract sold by O. P. Hand to Mrs. Woodson; thence along a line of Woodson tract N. 51 E. 35.80 chains to the beginning corner, containing fifty-seven and three quarters (57 3/4) acres, more or less. This being that same piece of land conveyed to me by Harry W. Bryson by deed dated of even date and recorded along with this mortgage.

All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, described as follows: BEGINNING at an old Cherry stump on road, and thence N. 5 E. 18.58 chains to a stake; thence N. 26 W. 4.46 chains to R.O.N.M.; thence S. 86 W. 38.20 chains to a stake on the East bank of Grove Creek; thence down said creek 24.40 chains to a stake on East Bank of said creek thence N. 86-50 E. 35.00 chains to the beginning corner; and continuing 84 1/2 acres, more or less, being bounded by lands now or formerly owned by W. V. Vinson, C. E. Ware, John Chapman, This being that same lot of land conveyed to me by J. H. Dyer by deed dated April 8, 1957 and duly recorded.

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 IN FULL & SATISFIED, this 23 day of April 1971.

Southern Bank and Trust Company  
Greenville, South Carolina

Successor to The Pelzer-Williamston  
Bank Williamston S.C.

By John G. Chapman V.P.

Witness Nancy Autay  
Joyce Ellenburg

SATISFIED AND CANCELLED OF RECORD  
26 DAY OF April 1971

Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:30 O'CLOCK P. M. NO. 25127

for release R/W to Duke Owen Co. See Deed Book 831 Page 438