

NOV 4 3 03 PM 1966

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

OLLIE FOSTER MANN
MORTGAGE OF REAL ESTATE

BOOK 1044 PAGE 85

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RO-CHAR-MAR ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lavinia B. Chapman and Robert M. Chapman

(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 SEVENTY TWO THOUSAND ONE HUNDRED TWENTY FIVE AND NO/100THS - -
----- Dollars (\$72,125.00) due and payable

Nine Thousand (\$9,000.00) Dollars on principal on January 1, 1969, and a similar principal payment of \$9,000.00 on the first day of each year thereafter, with free anticipation privileges,

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

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 Gantt Township, being known and designated as the major portion of Lot 4 and all of Lot 5 of Property of Lavinia B. Chapman as shown on plat by Dalton & Neves dated April, 1959, and recorded in the RMC Office for Greenville County in Plat Book RR at page 103, and being described together according to said plat as follows:

BEGINNING at an iron pin on Grove Road (old U.S. Highway 29) at the joint corner of Lot 5 and a subdivision known as Chestnut Hills and running thence N. 82-15 W. 497.1 feet to an iron pin on U. S. Highway 29 (also known as Interstate Highway 385), and running thence along the right-of-way of said U. S. Highway 29, S. 15-54 W. 352.2 feet to a point in the rear line of Lot 4; thence a new line through Lot 4, S. 64-55 E. 420.3 feet, more or less, to a point on Grove Road (old U. S. Highway 29); thence along Grove Road, N. 25-05 E. 496.3 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagor by Lavinia B. Chapman by deed of even date herewith to be recorded, and this mortgage is given to secure payment of a portion of the purchase price.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT

FOR VALUE RECEIVED, Lavinia B. Chapman and Robert M. Chapman do assign, transfer and set over to The Peoples National Bank the within mortgage and the note which the same secures, with recourse, as collateral security for a note of even date in the sum of \$25,756.00.

Dated this 1st day of November, 1966.

Lavinia B. Chapman
Lavinia B. Chapman
Robert M. Chapman
Robert M. Chapman

IN THE PRESENCE OF
James Wood
Robert H. Day

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 37 PAGE 369

SATISFIED AND CANCELLED OF RECORD
24 DAY OF March 1976
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:27 O'CLOCK P. M. NO. 21027