

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1054 PAGE 167

To All Whom These Presents May Concern:

Whereas: Willie P. Chapman and Wilma B. Chapman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Watkins Carolina Express, Inc., a corporation,

(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 **Twelve Thousand Six Hundred Seventy Nine Dollars and one Cent** - - - - - Dollars (\$12,679.01) due and payable

to secure the said Watkins Carolina Express, Inc for their assistance in helping the above named in purchasing a 1966 White tractor serial No 7464TDB685857 including the borrowing of certain sums of sums of money from the North Carolina National Bank in Charlotte, N. C. as refered to in assignments or mortgages held by the said Watkins Carolina Express, Inc.

with interest thereon from date at the rate of **5%** per centum per annum to be paid:

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 Greenville Township, on the eastern side of Rowley Street in the first block north of Park Avenue in the City of Greenville and being known as Number 10 Rowley Street. The said lot is designated as Lot No. 2 in a resurvey of the City made for D. B. Traxler Agent by W. D. Neves, Engineer, and is the same lot conveyed to C. F. Putman by Mrs. S. A. Taylor by deed dated January 16, 1945, recorded in Deed Book 271, Page 160. The said lot begins at an iron pin on Rowley Street and runs thence S. 76-30 E. 166.8 feet along Lot No. 1; thence N. 30-30 E. 52 feet to Lot No. 3; thence N. 76-30 W. 176.6 feet along Lot No. 3 to Rowley Street; thence along Rowley Street S. 20-10 W. 50 feet to the beginning.

Being the same property conveyed to the mortgagors herein by deed of Farmers National Life Insurance Company recorded in the RMC Office for Greenville County in Deed Book 807 at Page 279.

This mortgage is second and junior in lien to mortgage given by the mortgagors herein to Farmers National Life Insurance Company, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Volume 1042 at Page 227.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

In Satisfaction See R. & M. Book 11.2 Page 534

18 Dec. 1968
Ollie Farnsworth
12:23 P.M. 14747