

FILED

BOOK 1089 PAGE 407

MORTGAGE OF REAL ESTATE—Office of Public Defenders, Attorneys at Law, Greenville, S. C.

APR 11 11 07 AM 1968

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE
B.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELSIE CHAPMAN IRBY (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto W. A. HOPKINS

(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

TWO THOUSAND AND NO/100

DOLLARS (\$ 2,000.00),

due and payable on demand

with interest thereon from date at the rate of SEVEN 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,

All that certain piece, parcel or tract of land in Oaklawn Township, Greenville County, State of South Carolina, containing 32.04 acres, more or less, and having, according to a plat made by W. J. Riddle, dated September 39, 1936, the following metes and bounds, to-wit:

BEGINNING at a flint corner of Davenport and Leathers property north of Fork Shoals Road and running thence with the Davenport and Owens property S. 84-20 W. 97- $\frac{1}{2}$ feet to corner of Berry Owens property; thence S. 24-30 E. 1246 feet along line of Owens property to P. O.; thence S. 5-05 W. 924 feet along line of Mrs. Clark's property to stake; thence N. 68-49 E. 732 feet along line of Mrs. Ora Chapman's property; thence N. 4-09 E. 1037 feet to a stake; thence S. 68-15 W. 330 feet to a stone; thence N. 4-35 E. 990 feet along line of C. H. Leathers property to the beginning, containing 32.04 acres, more or less.

The foregoing property was devised to the mortgagor and Devie C. Chapman by Will of Dr. Thomas Chapman as shown by Apartment 341, File 6, in the Office of the Probate Judge for Greenville County, Devie Chapman Kelly subsequently, with respect to her undivided one-half interest, devised a life estate to the mortgagor, reference being made to Apartment 598, File 20. The mortgagor therefore owns an undivided one-half interest and a life estate in the remaining one-half interest with respect to said tract.

ALSO, all that certain piece, parcel or lot of land in Oaklawn Township, Greenville County, adjoining and/or near the first described property hereinabove, containing 3.82 acres, more or less, and being all that remains of those certain two (2) tracts of land conveyed to the mortgagor herein, one containing 20.35 acres,

(Continued on back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.