

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1140 PAGE 421

MORTGAGE OF REAL ESTATE.

To All Whom These Presents May Concern:

Whereas: JAMES M. SNEAD, SR., and MARY L. SNEAD,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MARY HENRY 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 -----

---Three Thousand Nine Hundred and no/100 ----- Dollars (\$3,900.00 ---) due and payable at the rate of \$78.15 per month for five (5) years, payments applied first to interest and then to principal, first payment due November 1, 1969. The mortgagees are hereby granted the right to prepay any and all of this amount at any time without penalty.

with interest thereon from date at the rate of 7 1/2 per centum per annum to be paid: monthly

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, being known and designated as Snead tract on plat entitled Survey for Snead and Dearman, prepared by Carolina Engineering & Surveying Co., dated October 22, 1969, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point in bridge in center of Chapman Road over Horse Creek and running thence with the center line of Chapman Road, S. 66-15 W., 160 feet to a bend; thence S. 42-52 W., 70 feet to a bend; thence S. 11-46 W., 70 feet to a bend; thence S. 55-24 E., 300 feet to a bend; thence S. 11-33 E., 65 feet to a bend; thence S. 25-16 E., 140 feet to a point in center of Chapman Road, a joint front corner of Dearman tract; thence with the line of said Dearman Tract, S. 89-01W., 1098.4 feet to an iron pin; thence with Meekin Estate N. 34-37 W., 384.5 feet to a point in center of Horse Creek; thence with the center line of Horse Creek, the traverse line or meanders thereof as follows: S. 63-27 E., 115.9 feet; thence 89-19 E., 98.7 feet; thence N. 57-10 E., 100 feet; thence N. 67-21 E., 64.6 feet; thence N. 29-25 E., 48.2 feet; thence N. 68-50 E., 100 feet; thence N. 75-32 E., 131 feet; thence N. 76-49 E., 67.8 feet; thence N. 20-43 E., 52.5 feet; thence N. 63-59 E., 281.4 feet; thence N. 47-33 E., 100 feet; thence N. 50-51 E., 147 feet; thence S. 80-43 E., 190.1 feet; thence S. 62-33 E., 100 feet to the beginning corner, containing 12.6 acres, more or less.

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.