

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS I, Nellie Burns Chapman

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Batson

(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 Five Hundred, Seventy and No/100

Dollars (\$ 570.00) due and payable

in twenty-four (24) monthly installments of \$23.77 beginning March 1st, 1971

with interest thereon ~~from date~~ after maturity at the rate of 8% 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 Lot No. 42 on plat of Leawood Extension, recorded in Plat Book M, Page 35, in the R.M.C. Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Apopka Avenue, joint front corner of Lots Nos. 42 and 43 and running thence with the line of Lot No. 42, S. 33-54 W., 150 feet to an iron pin; thence N. 56-06 W. 50 feet to an iron pin, joint rear corner of Lot No. 41 and Lot No. 42; thence with the line of Lot No. 41, N. 33-54 E. 150 feet to an iron pin on Apopka Avenue; thence with Apopka Avenue, S. 56-06 E. 50 feet to the point of beginning.

This is a second mortgage junior in lien to that certain mortgage held by Southern Bank and Trust Company of even date in the amount of \$5,790.60.

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.