

OLLIE FARNSWORTH
R.M.C.

BOOK 1194 PAGE 611
LOVE, THORNTON, ARNOLD & THOMASON

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHANTICLEER REAL ESTATE COMPANY, a Corporation (hereinafter referred to as the Mortgagor) is well and truly obligated unto VIVIAN B. CHAPMAN (hereinafter referred to as the Mortgagee) as evidenced by the Mortgagor's contractual agreement under Purchase and Sales Contract between the Mortgagor and the Mortgagee dated June 1, 1971, the terms of which are incorporated herein by reference, and which, among other things, provides for the conveyances from the Mortgagor to the Mortgagee of real estate having a fair market value of not less than Twenty Nine Thousand, Five Hundred and No/100 (\$29,500.00) Dollars, which conveyances from the Mortgagor to the Mortgagee shall be made on or before October 1, 1971. It is understood and agreed that on or before November 1, 1971, the Mortgagor will secure a purchaser or purchasers for said properties at a total cash price of Twenty Nine Thousand, Five Hundred and No/100 (\$29,500.00) Dollars, which cash price for said properties shall be payable to the Mortgagee herein by no later than November 1, 1971.

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid obligation and in order to secure the performance thereof, 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, her successors and assigns:

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being on the Eastern side of Grove Road near the City of Greenville in Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Property of Talmadge Chapman" dated June 10, 1971, by Campbell & Clarkson Surveyors, Inc.:

Beginning at an iron pin on the Eastern side of Grove Road at the corner of property owned by Chanticleer Real Estate Company (formerly owned by M. D. Earle), and running thence with the right-of-way of Grove Road S. 24-54 W. 233.2 feet to an iron pin; thence leaving the right-of-way of Grove Road and running S. 79-35 E. 387 feet to an iron pin in line of property of Chanticleer Real Estate Company; thence with the line of property of Chanticleer Real Estate Company N. 45-06 W. 398.7 feet to an iron pin on the Eastern side of Grove Road, being the point of beginning.

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, her heirs 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 2 PAGE 601

SATISFIED AND CANCELLED OF RECORD

29 DAY OF Sept 19 71

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:45 O'CLOCK P M. NO. 9340