

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

BOOK 1245 PAGE 77

AUG 15 10 47 AM '72  
ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, John R. Chapman and Jacqueline R. Chapman of Greenville County, send greetings ----

WHEREAS, We, John R. Chapman and Jacqueline R. Chapman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston, South Carolina,

(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 Fifty-two hundred, forty-three and 57/100 -----

Dollars (\$ 5,243.57 ) due and payable

February 2, 1973 -----

with interest thereon from date at the rate of  $7\frac{1}{2}$  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, Oaklawn Township, containing 1.86 acres, more or less, as shown on that plat made by J. Coke Smith and Son, March 29, 1954 showing property belonging to Ernest A. Roach recorded in the RMC office for Greenville County, South Carolina in Plat Book AAA, Page 135, and having according to said plat the following metes and bounds, to wit:

Beginning at a point in the center of proposed Pine Avenue at corner of that property of, now or formerly, E. A. Roach and runs thence along the line of said Roach property N. 21-15 E. 262.3 feet to an iron pin; thence still along property of E. A. Roach S. 85-30E. 304 feet to a nail in a road; thence along said road S. 13-19 E., 194.6 feet to a nail in said road at the intersection of said road and proposed Pine Avenue; thence along the center of the proposed Pine Avenue S. 86-30 W., 442.2 feet to the beginning corner.

This being the same property conveyed to us by Franklin D. Kellett and Bobbie Jean Kellett by deed dated October 28, 1966 and recorded in the RMC Office for Greenville County in Vol. 808, Page 354. Said deed subject to that agreement as set out in that deed of Ernest A. Roach to Franklin D. Kellett and Bobbie Jean Kellett recorded in the RMC Office for Greenville County, South Carolina in Deed Book 505, Page 69 whereby it was agreed that 10 feet just north and adjoining property of Willie Jones is to be reserved for one-half of a 20 foot drive or road.

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.