

MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE C. TANKERSLEY R.H.C.

To All Whom These Presents May Concern:

Whereas: WILLIAM H, CHAPMAN, WILLIAM F. DAVIS and WADE H. SHEALY,

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

(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

--THIRTY-FIVE THOUSAND EIGHT HUNDRED FIFTY-FIVE and no/100---Dollars (\$ 35,855.00) due and payable on or before five (5) years after date, with interest thereon at six (6%) per cent per annum on the unpaid balance, provided however, that the mortgagee agrees to release lots or tracts as they are sold by the mortgagors and the mortgagors will pay at least \$700.00 per acre plus accumulated interest on said lots as they are released,

with interest thereon from date at the rate of six (6%) 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; and a portion in Laurens County, situated on Scuffletown Road, about four miles Eastward from the Town of Fountain Inn, known as a portion of She Phillips Place, and containing 80 acres, more or less, and having courses and distances according to survey and plat by J. A. Adams, Surveyor, dated December 12, 1910, as follows, to-wit:

BEGINNING at a corner in the Scuffletown Road where the road leading to the home place settlement leaves the Scuffletown Road and running with the following courses and distances; with the road leading to the said settlement, N. 13 3/4 E., 12.20 ch. to bend; N. 18 1/2 E. 4.50 chs. to bend; leaving road N. 34 W., 11.87 to corner; N. 27 W., 14.50 to corner in branch; N. 19 1/2 E., 13.90 (4.30 plus 9.60 to stone; N. 79 E., 5.70 to stone; S. 51 1/2 E., 20.00 to stone; S. 4 1/2 W. 25.00 to corner; S. 14 W., 8.66 to pine stump; S. 89 1/4 W., 4.60 to iron pin; S. 62 1/2 W., 3.35 to iron pin; S. 43 W., 3.76 to iron pin; N. 16 1/2 W., 5.80 to Scuffletown Road; N. 47 1/2 W., 4.78 to bend where County line crosses; N. 34 1/2 W., 5.40 to bend; N. 36 1/2 W., 5.50 to beginning corner.

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.

For Release Tract 13 See Deed Book 982 Page 634
For Release 5.5 acres See Deed Book 980 Page 170
For Release 5.2 acres See Deed Book 972 Page 184
Deed to Charles Forecaster et al
to be sold to same to Morgan et al
to Jim Forecaster