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GREENVILLE CO. S. C.

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W. S. TANKERSLEY
R.N.C.

BOOK 1273 PAGE 436

REAL ESTATE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Agreement dated February 1, 1970 entered into between William R. Chapman as Trustee and Chapman & Simmons, P.A. and Drs. Chapman and Simmons, P.A.

William R. Chapman as Trustee for Chapman & Simmons, P.A. Profit Sharing Plan under Agreement dated February 1, 1970

SEND GREETINGS: William R. Chapman as Trustee for Chapman & Simmons P.A. Profit Sharing Plan under Agreement dated February 1, 1970 entered into between William R. Chapman as Trustee and Chapman & Simmons, P.A. & Drs Chapman and Simmons, P.A.

WHEREAS, we the said Chapman & Simmons, P.A. & Drs Chapman and Simmons, P.A. hereinafter called Mortgagor, in and by certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of One Hundred Twenty Two Thousand Five Hundred & No/100 Dollars (\$122,500.00), with interest thereon payable in advance from date hereof at the rate of 1% above the prime rate of the payee of this note may from month to month determine principal of said note together with interest being due and payable in (144) Number monthly installments as follows:

Interest only to be paid Monthly beginning on May 18, 1973 and Sept 18, 1973 and on the same day of 1973 each monthly period thereafter, the sum of One Thousand One Hundred Thirty Five and 58/100 Dollars (\$1,135.58) and the balance of said principal sum due and payable on the October day of 1985

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

ALL that lot of land situate on the northwest side of Cleveland Court in the City of Greenville, Greenville County, South Carolina being shown as Lot 6 on plat of Professional Park-on-Cleveland made by Campbell & Clarkson, Surveyors, dated December 27, 1971, revised February 15, 1972, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-S, Page 49 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Cleveland Court at the joint front corner of Lots 5 and 6 and runs thence along the line of Lot 5 N. 52-41 W. 154.2 feet to an iron pin; thence N. 23-24 W. 85 feet to an iron pin; thence N. 11-00 W. 25.6 feet to an iron pin; thence S. 66-36 W. 127.2 feet to an iron pin; thence S. 57-01 E. 164.1 feet to an iron pin; thence S. 32-59 W. 20 feet to an iron pin; thence S. 57-01 E. 90 feet to a point on the curve of Cleveland Court; thence following the curve of Cleveland Court (the chord being S. 79-49 E. 40.2 feet) to a point on the northwest side of Cleveland Court; thence continuing along Cleveland Court N. 66-36 E. 39.1 feet to the beginning corner.