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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1289 PAGE 547



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Carl S. Chapman, of Greenville County,

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Ten Thousand and No/100-----(\$ 10,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

One Hundred Twenty-One and 33/100----- (\$ 121.33 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 10 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about 2 miles north of Taylors, S. C., lying on the south side of Taylors-Mountain Creek Road and being a part of Tract #2 on plat of property of E. P. Raines Estate made by H. S. Brockman, Surveyor, March 23, 1938, and being part of the same property conveyed to Spear P. Scott by J. D. Lanford by deed dated April 21, 1938 and recorded in Vol. 203, at Page 178, and having the following metes and bounds, to-wit:

BEGINNING on an old stone and iron pin corner, joint corner of the Center lands and the Edwards Estate lands, and running thence with the Center line, N. 15-25 E. 100 feet to a nail and cap in said road (iron pin back on line at 27 feet); and running thence with said road, N. 78-00 E. 100 feet to a bend; thence N. 89-30 E. 120 feet to a nail and cap in road; thence with a new line, S. 11-53 W. 26 feet to an iron pin on the south bank of road; thence along the same course for a total distance of 119 feet to an iron pin; thence S. 89-30 W. 46.7 feet to an iron pin, Edwards Estate corner; thence continuing with the same course for a total distance of 220 feet to the beginning corner, containing 0.50 acres, more or less; being the same property conveyed to me by Spear P. Scott by deed dated December 29, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 613, at Page 215.

