BOOK 1290 PAGE 825

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 17 11 50 AM '70
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. C. Chapman

(hereinafter referred to as Mortgagor) is well and truly indebted unto James H. Yeargin

(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 Seven Hundred Thirty-Three and 00/100---------- Dollars ($ 733.00) due and payable

Twenty-Five Dollars ($25.00) per week for Twenty-Eight (28) weeks and Thirty-Three Dollars ($33.00) per week for one week.

~~with interest thereon from date at the rate of XXXXXXXXXX per cent. per annum, to be paid:~~
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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:

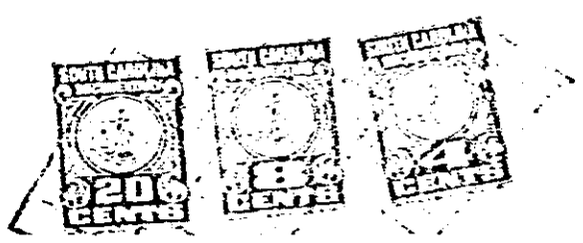
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Oaklawn Township, being shown as a one acre tract on a plat of the property of W. C. Chapman made by C. O. Riddle on February 10, 1970, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Chandler Road and running thence N. 14-45 E. 257 feet to an iron pin; thence S. 70-37 E. 173.1 feet to an iron pin; thence S. 16-00 W. 256.7 feet to a spike in said Chandler Road, said spike being 17 feet from an iron pin located where this property meets the edge of Chandler Road; thence N. 70-37 W. 167.4 feet to an iron pin at the point of beginning.

This property is bounded on the West by the lands of George Hopkins and on the North and the East by the lands of the Grantor.

This is the same property which the Mortgagor received by deed recorded in the R.M.C. Office for Greenville County in Deed Book 886 at Page 415.



Together with all and singular rights, members, herditaments, 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.

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