

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1330 PAGE 693
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLYDE GRAMBRA L

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT M. CHAPMAN

(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

Three Thousand One Hundred Thirty-Eight & 84/100 Dollars (\$3,138.84) due and payable

Monthly over 36 months, monthly payments of \$87.19, (interest to be paid in advance)

with interest thereon from date at the rate of per centum per annum, to be paid: (in advance)

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, City of Greenville, containing 0.5 acres on a plat of property prepared by Carolina Engineering and Surveying Company for John Barton on October 27, 1969, located near White Horse Road, and having the following metes and bounds - to-wit:

BEGINNING at an iron pin on Barton Road, said point being 2,728.7 feet from White Horse Road and running thence South 45-58 West 159.8 feet to an iron pin; thence North 88-46 West 142 feet to an iron pin; thence North 1-0 West 105 feet to an iron pin; thence South 87-15 East 60 feet to an iron pin on New Barton Road; thence continuing along New Barton Road, North 83-56 East 100 feet; thence continuing along said Road South 87-26 East 98.7 feet to the beginning corner.

This is the same property conveyed to Robert M. Chapman by John Barton in 1969.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT

FOR VALUE RECEIVED, the undersigned does hereby set over and transfer the within mortgage to First Piedmont Bank & Trust Company of Greenville, South Carolina.

Robert M. Chapman

Witnesses:
Robert C. Blain
Delma Redick

5. 1. 28



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 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.

RECORDED

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