

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

COMMUNITY BANK

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, George H. Chapman and Maice Chapman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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 **Twenty Four Thousand and No /100**-----

----- Dollars (\$ 24,000.00) due and payable

according to the terms of the note for which this mortgage stands as security.

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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 the **City of Greenville**, and having, according to a plat made by C. M. Furman, Jr., Engineer, February, 1926, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly line of Hampton Avenue, S. 32-00 E. 50 feet from the southwest corner of Hampton Avenue and Mulberry Street; thence S. 32-00 E. 52' 7" along the said line of Hampton Avenue to an iron pin; thence S. 57-23 W. 120.5 feet to an iron pin; thence N. 31-35 W. 52' 7" to a point, which point is 51' 5" from the southerly line of Mulberry Street; thence by a straight line in a northeasterly direction to the point of beginning.

ALSO: All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, and having according to a plat made by C. M. Furman, Jr., Engineer, February, 1926, the following metes and bounds, to-wit:

BEGINNING at the point of intersection of the westerly property line of Hampton Avenue with the southerly property line of Mulberry Street; thence S. 58-07 W. along the southerly line of Mulberry Street 119 feet to an iron pin; thence S. 31-35 E. 51' 5" to a point; thence by a straight line northeasterly some 119 feet plus to a point in the westerly line of Hampton Avenue, which is 50 feet southwardly from the southerly line of Mulberry Street; thence N. 32-00 W. along the westerly line of Hampton Avenue 50 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Run, Inc., a South Carolina corporation, of even date and to be recorded herewith.



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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except those mentioned herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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