

Mr. Fred P. Chapman
Route 3, Belton, South Carolina 29627

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BOOK 1388 PAGE 533

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, George R. Stegall, Sr. and Haroldine C. Stegall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred P. 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

Twelve Thousand Four Hundred Thirty-Four and 40/100-----Dollars (\$ 12,434.40) due and payable in monthly installments of \$125.00, with the first payment to begin one month from date,

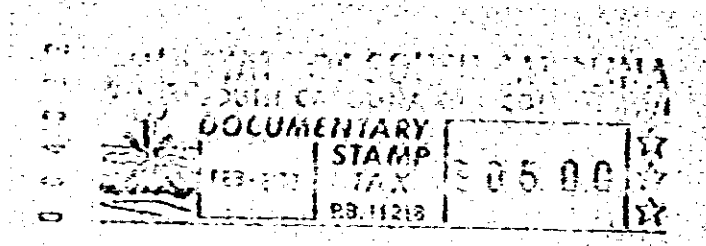
with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: monthly until paid in full.

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, containing 17.270 acres as is more fully shown on a plat entitled Parcel of Land by Fred P. Chapman, prepared by H. J. Martin, registered surveyor, dated September 12, 1976 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6A at Page 17 and having according to said plat the following metes and bounds, to-wit:

Beginning at a railroad spike in the center of River Road at the corner of property of Clyde Chapman and running thence with a line of said property N. 21-09 E. 36 feet to an iron pin; thence continuing along the same course 153.51 feet to a stone and iron pin located N. 40 W. 10.5 feet from a 30" white oak; running thence N. 23-24 E. to an iron pin at the corner of property of Duke Power Company; running thence with a line of said property N. 57-09 E. 310.2 feet to an iron pin; running thence N. 87-51 W. 207.09 feet to an iron pin; running thence N. 21-24 E. 145.86 feet to an iron pin located S. 63 W. 11.5 feet from a 6" post oak; running thence along the line of property of Fred P. Chapman S. 78-01 E. 852.53 feet to an iron pin located S. 63-05 W. 8.2 feet from a 6" white oak, at the corner of property of the estate of Harris Kay; thence with the line of said property S. 23-32 E. 376.39 feet to an iron pin at the corner of property of W. L. Martin, Jr.; thence with the line of said property S. 52-18 W. 801.26 feet to a railroad spike in the center of River Road located 0.65 miles from Dry Oak Road; running thence with the center of River Road the following courses and distances: N. 55-13 E. 100 feet; N. 62-40 W. 327 feet; N. 53-04 W. 100 feet; N. 39-19 W. 100 feet; and N. 30-55 W. 100 feet to the point of beginning; being a portion of the property conveyed to Fred P. Chapman by deed of John T. Chapman recorded May 18, 1945 in the R.M.C. Office for Greenville County, in Deed Volume 275 at Page 370. John T. Chapman who reserved a life estate in said deed, is now deceased.



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.

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