

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

1409 PAGE 356

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C. MORTGAGE OF REAL ESTATE
SEP 8 12 29 PM '77
DONNIE S. TANKERSLEY
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, W. A. WALDROP and LAMAR S. CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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 Fifty Five Thousand and no/100

----- Dollars (\$ 55,000.00) due and payable as follows: Interest only from date until February 1, 1978; thereafter and commencing with February 1, 1978, a series of 144 payments totalling \$618.20 each payable on the first day of each and every month until paid in full; with payments applied first to interest, balance to principal.

February 1, 1978 and thereafter with interest thereon from date at the rate of 8-3/4 per centum per annum, to be paid /monthly

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

ALL that certain piece, parcel or tract of land situate, lying and being on the southerly side of U. S. Highway #29 near the town of Taylors, Chick Springs Township, County and State aforesaid and comprising a portion of the property shown on a plat prepared by Dalton & Neves, Engineers, in November, 1958, and recorded in the RMC Office for Greenville County, S. C. in Plat Book SS, Page 21, and having according to a recent survey the following metes and bounds, to-wit:

BEGINNING at a point on the South side of U. S. Highway #29 (the northermost corner of property of the Mortgagors) and thence running in a Southerly direction along the East right-of way line of U. S. Highway # 29, a distance of 104.60 feet to an iron pin; thence along a new line across property of the Mortgagors in an Easterly direction 244.06 feet to an iron pin, the original rear property line; thence with the rear property line of the Mortgagors in a northerly direction 52.24 feet to an iron pin; thence along the boundary line of the Mortgagors' property in a northwesterly direction 256.1 feet to the point of beginning.

Being the same property conveyed to the Mortgagors by deed of V. L. Bomar dated November 3, 1958 and recorded in the RMC Office for Greenville County, S. C. on November 7, 1958 in Deed Book 610 at Page 74.

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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