

MORTGAGEES' ADDRESS GREENVILLE CO. S. C.
Post Office Box 550
Laurens, S. C. 29560
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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R.M.C.
TANNERSLEY

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

WHEREAS, Chapman-Shelley Realty, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sara Dell Westmoreland Patton, individually and as Co-Trustee of the Trust established under the Will of the late William Avery Patton; and The Palmetto Bank, Laurens, S.C., as Co-Trustee of the Trust established under the Will of the late William Avery Patton (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-Six Thousand and No/100----- Dollars (\$ 56,000.00) due and payable

as per the terms of the two promissory notes executed of even date herewith,

with interest thereon from date ~~XXXXXX~~ ~~XXXXXXXXXXXX~~ to be paid: as per the terms of said notes.

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 Town of Simpsonville, at the north-westerly corner of the intersection of College Street and West Main Street, being known and designated as the remaining portion of Lot No. 2 of Property of the F. M. Todd Estate according to a plat thereof made by W. J. Riddle, Surveyor, dated January 1951, recorded in the RMC Office for Greenville County, S.C., in Plat Book DD, Page 103, and having, according to a more recent plat thereof entitled "Property of W. A. Patton and Sara Dell W. Patton" made by Jones & Sutherland, Engineers, dated December 22, 1959, recorded in the RMC Office for Greenville County, S.C., in Plat Book TT, Page 133, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of a certain four-foot sidewalk at the northwesterly corner of the intersection of College Street and West Main Street (said iron pin being located 55.8 feet from, and at a right angle with, the center line of the main track of the Atlantic Coast Line Railroad Company's Western Carolina Division), and running thence along the westerly side of West Main Street, N. 25-00 W. 121.8 feet to an iron pin on the line of property heretofore conveyed by Jeff R. Richardson to H. T. Leake; thence S. 64-13 W. 132.0 feet to an iron pin; thence along the line of property now or formerly belonging to Louise T. Abercrombie, S. 18-45 E. 114.6 feet to an iron pin on the northerly side of a certain four-foot sidewalk on College Street; thence along the northerly side of said sidewalk on the northerly side of College Street, N. 67-35 E. 144.8 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of the Mortgagees, to be executed and recorded of even date herewith.

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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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