

MORTGAGE OF REAL ESTATE -

BOOK 1501 PAGE 10

STATE OF SOUTH CAROLINA } DEED } CO. S. C. } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } } 31 MAR '80 } TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONALD W. SANDERSLEY
R.M.C.

WHEREAS, We, EARNEST E. ANDERSON & PATRICIA B. ANDERSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM B. 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 THIRTY-FOUR THOUSAND AND NO/100-----

Dollars (\$34,000.00) due and payable

\$534.09 per month for 96 months, with first payment to be one month from closing, to wit: May 11, 1980; and with right to anticipate the whole amount or any part at any time

with interest thereon from _____ date at the rate of 11% 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 Greenville, on the Western side of Furman Hall Road, and being known and designated as Lots Nos. 14, 15, 16 and 17 on plat of Property of W. M. Batson and Helen B. Dougherty, recorded in the RMC Office for Greenville County in Plat Book S, page 105, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Furman Hall Road at the joint front corner of Lots Nos. 14 and 13 and running thence along the joint line of said lots S. 86-10 W. 131.6 feet to an iron pin; thence along the rear lines of Lots Nos. 14, 15, 16 and 17, N. 3-50 W. 200 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; thence along the joint line of said lots N. 86-10 E. 201.5 feet to an iron pin on the Western side of Cherrydale Drive; thence along said Drive S. 25-55 E. 53.9 feet to an iron pin at the joint front corner of Lots Nos. 16 and 17; thence continuing along said Drive S. 25-55 E. 4.2 feet to an iron pin at the Western intersection of Cherrydale Drive and Furman Hall Road; thence along the Western side of Furman Hall Road S. 28-10 W. 172.6 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagee herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

Mortgagee Address:

Rt. 3 Tulane Ave.
Greenville, SC 29609

RECORDED IN THE R.M.C. OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA
ON 31 MAR 1980
BY _____

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 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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