

MORTGAGE OF REAL ESTATE -

BOOK 1503 PAGE 147

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
MAR 29 1980
SOUTH CAROLINA
RECORDERS OFFICE
GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert M. Chapman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert A. Clay

(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

Seven Thousand & No/100----- Dollars (\$7,000.00) due and payable

On Demand

with interest thereon from date at the rate of 7% per centum per annum, to be paid: Annually

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, being shown and designated as Lot No. 173 Bachman Court according to a plat entitled "Chanticleer Section V" by Webb Surveying and Mapping Company dated July 1970 and recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 41 and having according to the plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Bachman Court at the joint corner of Lots 173 and 174 and running thence along the right of way line of Bachman Court N. 49-45 W. 140 feet to an iron pin at the corner of Lots 173 and 172; thence along the line of Lot 172 N. 37-02 E. 119 feet to an iron pin; thence N. 54-28 E. 60 feet to an iron pin; thence along the line of Lot 173 S. 40-09 E. 139.9 feet to an iron pin at the rear corner of Lots 173 and 174; thence along the line of lot 174 S. 42-15 W. 154.8 feet to an iron pin, the point of beginning.

This being the same property conveyed from Chanticleer Real Estate Company unto Robert M. Chapman and Myrtle Chapman, by deed dated March 27, 1972, and recorded March 31, 1972 in the R.M.C. Office for Greenville County, S. C. in Deed Volume 939 at page 635.

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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 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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