

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 GRIMM, F. L. E. O. S. C. Net proceeds \$13,000.00 BOOK 1522 PAGE 280
 3 04 PM '80 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 R.M.C.

WHEREAS, JAMES W. CHAPMAN AND JOYCE B. CHAPMAN
 (hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 TWENTY ONE THOUSAND NINE HUNDRED EIGHTY THREE AND 04/100----- Dollars (\$ 21,983.04) due and payable

IN ACCORDANCE WITH NOTE THIS DATE SIGNED

with interest thereon from date at the rate of 14.25 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, shown and designated as Lot No. 257 on plat of Del Norte Estates, Section II, prepared by Piedmont Engineering and Architects, recorded in Plat Book 4N, Page 12 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ellesmere Drive, joint front corner of Lots 258 and 257 and running thence N. 46-30 W., 127.0 feet to an iron pin; thence turning and running N. 43-30 E., 95.0 feet to an iron pin, joint rear corners of Lots 257 and 256; thence along the common line of Lots 257 and 256, S. 46-30 E., 127.0 feet to an iron pin on Ellesmere Drive; thence along Ellesmere Drive S. 43-30 W., 95 feet to an iron pin, being the point of beginning.

This is the identical property as conveyed to the mortgagors by deed of Frederick L. and Leah M. Grimm as recorded in the RMC Office for Greenville County in Deed Book 1093, Page 882 recorded 12/18/78.

This mortgage is second and junior in lien to that certain mortgage held by United Federal Savings & Loan as recorded in the RMC Office for Greenville County in Mortgage Book 1453, Page 139 in the original amount of \$35,900.00.

RECORDED
 OCT 27 80 1507

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DOCUMENTARY
 STAMP
 TAX \$ 05.20

Together with all and singular rights, members, hereditaments, 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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