

FILED
GREENVILLE S.C.
APR 21 10 30 AM '81
SUNN... WILKINSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, We, George H. Chapman and Maice Chapman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Milton Trotter

(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

Two Thousand Five Hundred and No/100----- Dollars (\$ 2,500.00--> due and payable

with interest thereon from maturity at the rate of 12% 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, and City of Greenville, on the north side of West Stone Avenue, known and designated as Lot No. 15 on a Plat entitled Floride S. Miller, dated April, 1919, by R. E. Dalton, Engineer, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Stone Avenue 300 feet from corner of wall at joint front corner of Lots Nos. 14 and 15; and running thence with the line of Lot No. 14, N. 02-00 E. 186.8 feet to an iron pin; thence S. 84-19 E. 60 feet to an iron pin; thence with the line of Lot No. 16, S. 02-01 W. 188 feet to an iron pin on Stone Avenue; thence with Stone Avenue, N. 83-17 W. 60 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, and having, according to a plat made by C. M. Furman, Jr., Engineer, February, 1926, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of Hampton Avenue, S. 32-00 E. 50 feet from the southwest corner of Hampton Avenue and Mulberry Street; thence S. 32-00 E. 52' 7" along the said line of Hampton Avenue to an iron pin; thence S. 57-23 W. 120.5 feet to an iron pin; thence N. 31-35 W. 52' 7" to a point, which point is 51' 5" from the southerly line of Mulberry Street; thence by a straight line in a northeasterly direction to the point of beginning.

ALSO: All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, and having, according to a plat made by C. M. Furman, Jr., February 1926, the following metes and bounds, to-wit:

BEGINNING at the point of intersection of the westerly property line of Hampton Avenue and the southerly property line of Mulberry Street; thence S. 58-07 W. along the southerly line of Mulberry Street 119 feet to an iron pin; thence S. 31-35 E. 51 feet 5 inches to a point; thence by a straight line northeastwardly some 119 feet plus to a point in the westerly line of Hampton Avenue, which is 50 feet southwardly from the southerly line of Mulberry Street; thence N. 32-00 W. along the westerly line of Hampton Avenue 50 feet to the point of beginning.

These being the identical two parcels heretofore conveyed to the mortgagors herein by deed of Run Inc., recorded in the R.M.C. Office for Greenville County in Deed Book 1027, page 311 (Stone Avenue Property) and Deed book page 1027, 283 (Hampton Avenue Property).

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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