

Mortgagee's address: RT 9 Box 329F, Easley, SC 29640

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S. C.

MORTGAGE OF REAL ESTATE

BOOK 1539 PAGE 348

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William D. Chapman and Vicki B. Chapman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolyn B. Powell

(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 Three Thousand and No/100-----

Dollars (\$ 3,000.00) due and payable

as per the terms of that promissory note dated April 24, 1981

with interest thereon from date 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, being shown and designated as Lot 83 on a Plat of Dunean Mills, Section II, recorded in the RMC Office for Greenville County in Plat Book S, at Page 174, and having, according to a more recent survey by Freeland & Associates, dated March 27, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Duke Street, joint front corner of Lots 83 and 84, and running thence with the common line of said lots, N. 64-16 W. 136.3 feet to an iron pin; thence with the line of Lot 83 and a 15' alley, N. 25-41 E. 81.5 feet to an iron pin on Stevens Street; thence with Stevens Street, S. 64-16 E. 136.5 feet to an iron pin on the northern side of Duke Street; thence with Duke Street, S. 25-44 W. 81.5 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of the mortgagee herein as recorded in Deed Book 1146 at Page 943, in the RMC Office for Greenville County, S.C. on April 27, 1981.

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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