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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE  
OF  
REAL PROPERTY

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GREENVILLE  
APR 2 1984  
DEEDS

THIS MORTGAGE, executed the 2nd day of April, 1984, by John R. Chapman (hereinafter referred to as "Mortgagor") to Capital Bank and Trust (hereinafter referred to as "Mortgagee") whose address is 1 Greenville Drive, Williamston, South Carolina

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated April 2, 1984, to Mortgagee for the principal amount of Fourteen thousand and no/100 (\$14,000.00) Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

All that certain piece, parcel, or tract of land, containing 3.3 acres, more or less, situate, lying and being in Oaklawn Township, Greenville County, South Carolina, being shown and designated on a Survey for Marvin O. Jones and James L. Jones, prepared January 19, 1983, by Carolina Surveying Co., recorded in the R.M.C. Office for Greenville County in Plat Book 9-N, at Page 60, and having, according to said plat, the following metes and bounds:

BEGINNING at a nail and cap in the center of Holland Ford Road, joint corner with property now or formerly of William C. Jones, and running thence S 80-55 W, 622.7 feet to an iron pin; thence with the line of property now or formerly of Lillie Mae Gallway Roache, N 21-30 E, 333 feet to an old iron pin; thence with the line of property now or formerly of John R. and Jacqueline Chapman, N 86-00 E, 441.8 feet to an old nail in the center of Holland Ford Road; thence with Holland Ford Road, S 12-07 E, 248 feet to a nail and cap, the point of beginning.

This is the same piece, parcel or lot of land conveyed unto John R. Chapman by deed of Marvin O. Jones, of even date to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA  
DEEDS  
STAMP  
TAX \$05.60

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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APR 8 1984