

MAR 18 3 25 PM 1968

BOOK 1086 PAGE 547

OLLIE F. MENDWORTH

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

Whereas: James Robert 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 ONE THOUSAND SEVEN HUNDRED FIFTY-SEVEN and 52/100---

Dollars (\$ 1,757.52) due and payable

in thirty-six (36) equal monthly instalments of \$48.82 per month, including interest

~~with interest thereon~~ from date, at the rate of seven (7) 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 located on the eastern side of Jonesville Road and having, according to plat entitled "Property of Hazel Thackston" prepared by C. O. Riddle and dated March 1, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin near the eastern edge of Jonesville Road and running thence with the line of property of Horace Cooper S. 1-55 W. 887.9 feet to a point in center of League Drive, passing over iron pin 23.4 feet back on line; thence with the center of League Drive the following metes and bounds, to-wit: S. 83-04 W. 100 feet to a point in said road; S. 77-40 W. 200 feet to a point in said road; S. 69-02 W. 100 feet to a point in said road; thence S. 59-18 W. 155.7 feet to a railroad spike in the center of the intersection of League Drive and Jonesville Road; thence with the center line of Jonesville Road, N. 27-35 E. 1,192.1 feet to an iron pin, the beginning corner.

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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The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

1st of February, 1968

James Robert Chapman

Member of Southern Bank & Trust Co.

By: W. B. ...

Witness: Frank W. Smith, Jr.

Witness: Ann L. ...

SATISFIED AND CANCELLED OF RECORD

15 DAY OF February, 1968

Ollie F. Mendworth

A. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:30 O'CLOCK AM NO. 2521