

STATE OF SOUTH CAROLINA
SEP 5 3 38 PM '80

MORTGAGE OF REAL ESTATE

BOOK 1515 PAGE 208

COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Frances L. Hitt and Ryal R. Hitt,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles Marion Chapman

(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 Eight Thousand Nine Hundred Forty and No/100----- Dollars (\$ 8,940.00) due and payable as follows: \$1,497.62 on the First (1) day of July, 1981 and \$1,497.62 on the First (1) day of each and every July thereafter until the First (1) day of July, 1988, when the entire amount of unpaid principal and interest will be due and payable. Payment to be applied first to the interest and then to the principal.

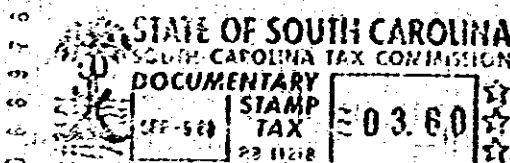
with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually

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 heirs, successors and assigns:

All that piece, parcel or tract of land, situate, lying and being in Oaklawn Township, Greenville County, South Carolina, on the Northwestern side of Williams Road, containing 9.94 acres, more or less, and having according to a plat of "Property of Ollie Rice Estate", dated September, 1975, and revised September 15, 1978, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-U at Page 22, the following metes and bounds:

Beginning at a point in the center of Williams Road and running thence along a line of a 10.00 acre tract of land N. 61-33-30 W., 1,348.5 feet to a point; thence along a line of property of A. V. Chapman, S. 21-10 E., 801.4 feet to an iron pin and old stone; thence along a line of property of C. M. & DeEtte S. Chapman, S. 83-13 E., 800.8 feet to the center of Williams Road; thence along the center of Williams Road, N. 26-51 E., 223.55 feet to the beginning corner and being a portion of the property described in a deed from L. Wells Chandler to Charles Marion Chapman dated January 27, 1976, and recorded on January 28, 1976, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1030 at Page 745, and being the same property conveyed by Charles Marion Chapman to Frances L. Hitt and Ryal R. Hitt by a deed dated September 8, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and 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 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.

The Mortgagor further covenants and agrees as follows:

(1) > That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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