

Mortgagee's address: 107 Knollview Court, Greenville, SC

1847 PAGE 139

FILED
OFFICE OF THE CLERK
S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEED BOOK 1205
PAGE 973
R.M.C.

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

WHEREAS, Russell and Beverly McDowell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Larry L. 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

Nine Thousand Four Hundred Three and 74/100-----dollars (\$9,403.74) due and payable

with interest thereon from Note of even date the rate of 13.5 per centum per annum, to be paid: per terms of note

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

All that piece, parcel or lot of land situate, lying and being in Greenville County South Carolina, known and designated as Lot # 83 on plat of Verner Springs property in Plat Book EE at page 197 and having according to the most recent plat of the property of Larry L. Chapman dated October 4, 1983 the following metes and bounds to-wit:

Beginning at an iron pin at the joint rear corner of Lot # 83 and Lot #85 for Morris Street and running thence S.76-05 E. 150 feet to a point, thence S.13-55 W. 60 feet to a point, thence N 76-05 W. 150 feet to a point, thence N. 13-55 E. 60 feet to the point of beginning.

This is the same property conveyed unto the Mortgagors by deed recorded in the RMC Office for Greenville County in Deed Book 1205 at page 973 recorded February 8, 1984 by Larry L. Chapman, Greenville, South Carolina.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
FEB-84
STAMP
TAX
\$ 03.80
FEB 1984

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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