

FILED
GREENVILLE CO. S. C.

BOOK 1374 PAGE 147

JUL 30 1 37 PM '73
CONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, George H. Chapman and Maice Chapman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Run, Inc.

(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 Ten Thousand, Nine Hundred and Fifty Five and 62/100--

----- Dollars (\$ 10, 955. 62) due and payable

according to the terms of the note for which this mortgage stands as security.

~~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, and City of Greenville, on the north side of West Stone Avenue, known and designated as Lot No. 15 on a Plat entitled Floride S. Miller, dated April, 1919, by R. E. Dalton, Engineer, and having the following metes and bounds, to-wit:~~

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, and City of Greenville, on the north side of West Stone Avenue, known and designated as Lot No. 15 on a Plat entitled Floride S. Miller, dated April, 1919, by R. E. Dalton, Engineer, and having the following metes and bounds, to-wit:

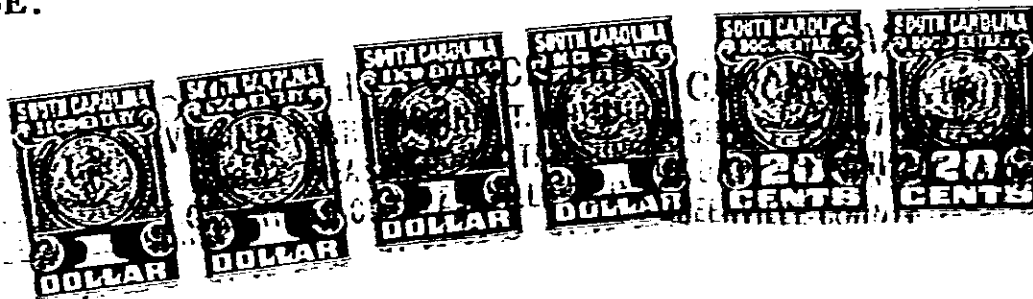
BEGINNING at an iron pin on the northern side of West Stone Avenue 300 feet from corner of wall at joint front corner of Lots Nos. 14 and 15; and running thence with the line of Lot No. 14, N 02-00 E, 186.8 feet to an iron pin; thence S 84-19 E, 60 feet to an iron pin; thence with the line of Lot No. 16, S 02-01 W, 188 feet to an iron pin on Stone Avenue; thence with Stone Avenue, N 83-17 W, 60 feet to the point of beginning.

There is a joint driveway of said Lot and said conveyance is made subject to any rights and easements heretofore granted therein.

This being the identical property conveyed to Run, Inc. by deed of Joe E. Hawkins, dated September 14, 1973, and recorded in the RMC Office for Greenville County, South Carolina, on October 2, 1973, in Greenville County Deed Book 985, at Page 368.

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THIS IS A SECOND MORTGAGE.



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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