

MORTGAGE OF REAL ESTATE -

Mortgagee's Address 300 1629 326
339 Pinehurst Drive
Mauldin, SC 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
OCT 5 2 54 PM

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM H. SHROPSHIRE

(hereinafter referred to as Mortgagor) is well and truly indebted unto MASON H. 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 Fifteen Thousand and No/100----- Dollars (\$ 15,000.00----) due and payable on or before April 21, 1990.

with interest thereon from NONE at the rate of per centum per annum, to be paid.

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, in Austin Township in the Town of Mauldin, known as Lot 121 Glendale, recorded in Plat Book QQ at Pages 76 and 77 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Paxton Avenue at the joint front corner of Lots 120 and 121, which iron pin is situate 208 feet east of surved intersection of Rowan Street and running thence with the Southern side of Paxton Avenue, S 77-53 E 98 feet to a point at the joint front corner of Lots 121 and 122; thence S 12-07 W 170.6 feet to a point at joint rear corner of Lots 121 and 122; thence N 76-31 W 98.03 feet to a point at the joint rear corner of Lots 120 and 121; thence N 12-07 E 168.2 feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of Mason H. Chapman recorded in the RMC Office for Greenville County in Deed Book 1189 at page 61 on May 27, 1983.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY
STAMP
TAX \$ 0 0 0 0

200 525 1052

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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