JAMES R. MANN, Attoiney at Jay, Greening S. 92. Queon

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STATE OF SOUTH CAROLINA OCT 16 3 32 PH '80

74 mal055 MORTGAGE OF REAL ESTATE ANK TO ALL WHOM THESE FRESENTS MAY CONCERN:

WHEREAS. we, George H. Chapman and Maice Chapman

Barry T. Terry and William R. Terry. thereinafter referred to as Mortgagor) is well and truly indebted unto 516-C North Main Street, Mauldin, S. C. 29662

thereinafter 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

Thirty-six Hundred and no/100ths - - - - - - - - Dollan (\$ 3,600.00 I due and payable

as provided in a promissory note of even date and executed simultaneously herewith, with a final due date of one year after date,

<u>Į Kario veikitsta kadigy karaka kario kario kario kario karaka kario ka</u>

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the forgor's account for taxes, insurance premione, public assessments, repairs, or for any other purposes:

NOW ENOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any Ad outlier sums for which the Mortgagar ray be indebted to the Mortgagee at any time for advances made to ar for his account by the Morforgic and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager in hand well and truly paid by the Mortgagee at and to be the delinery of these presents, the receipt whereof is bereby acknowledged, has granted, bargained, sold and released, and by these les grant, bargain, sell and release unto the Mortgagee, its successors and essigns:

> ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, 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. 2-00 E. 186.8 feet to an iron pin; thence S.84-19 E. 69 feet to an iron pin; thence with the line of Lot No. 16, S. 2-01 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, together with any rights in and to the joint driveway br other easements.

The above described property is the same conveyed to us by Run, Inc., by deed ded November 12, 1975, and recorded on July 30, 1976, in the R. M. C. Office or Greenville County in Deed Book 1040, Page 456.

ed stign'm rights, members, herditaments, and apportenances to the same belonging in any way incident or appertaining, and with with filed stime in rights, members, herditments, and appointments to the same tending and lighting fintures now or hereafter that the control problem which may arise or be hed therefrom, and including all beating, plumbing, and lighting fintures now or hereafter than the whell officered or) yed thento in any manner, it being the intention of the parties hereto that all such futures and equipment, other than the holist l'd furiture, le considered a part of the real estate.

O HREG AND TO HOLD, all and singular the said premiers unto the Mortgages, Pa heirs, excessors and anigm, forever.

He Myly for covering that it is invitally sensed of the premises hereinabove described in fee simple absolute, that it has good right and is largely stocked for sell, of every or encumber the same, and that the premises are fire and clear of all liens and encumberances except as provided herein. The Mylysdor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and herein. The Mylysdor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Meritages, and all persons whomesever lawfully claiming the same or any part thereof.

The Mostgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, at the option of the Mortgagee, for the payment of trues, insurance premiums, public assessments, require or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total induledness thus secured does not exceed the original amount shown on the five hereof. All some 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.

12) That it will been the improvements now existing or hereafter creeded on the mortgaged property insured as may be required from time to be the Mertgage against loss by fine and any other harards specified by Mortgage, in an amount not less than the mortgage delt, or in the mortgage against loss by fine and any other harards specified by Mortgage, in an amount not less than the mortgage delt, or in the mortgage against loss by fine and any other harards specified by Mortgage, in an amount not less than the mortgage delt, or in the mortgage, and the mortgage, and the mortgage, and in companies acceptable to it, and that all such policies and renewals thereof shall be in the Mortgage, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgage, and that it does hereby assign to the Mortgage the proceeds of any policy insuring the mortgaged promises and does hardly sufficient each insurance company concerned to make payment for a loss directly to the Mortgage, to the extent of the balance owing on the Mortgage delt, whether due or not.

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