

FILED GREENVILLE CO. S. C.

BOOK 878 PAGE 123

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 30 10 25 AM 1964

MORTGAGE OF REAL ESTATE

OLLIE FARRNSWORTH
R.M.G.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, O. B. Chapman and Esther Lee Chapman

Green

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. D. Green, Jr. and Parie Jones/

(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 One Thousand and No/100

Dollars (\$ 1,000.00) due and payable

on or before the 28th day of December, 1964 - - - - -

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: semi-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 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 Saluda Township, near Buncombe Road, 16 miles from Greenville, S. C., on waters of Mush Creek, containing 47.70 acres, more or less, having the following metes and bounds, according to Plat recorded in the RMC Office for Greenville County in Plat Book "0", Page 73:

"BEGINNING at an iron pin in center of Plantation Road which iron pin is S. 24 E., 20.12 chains from stake at intersection of New Buncombe Road and Old Buncombe Road; and running thence with center of said roads, S. 30-1/2 W., 5.00 to iron pin; thence S. 39 W., 4.50 chains to iron pin; thence S. 49 W., 7.36 to iron pin; thence S. 50-15 W., 4.46 to iron pin; thence S. 4-1/2 W., 1.70 to cedar post on edge of Mush Creek; thence S. 41 1/2 E., 30.60 to stake in line of Coleman Land; thence with Coleman line N. 42-30 E., 7.40 to stone; thence N. 14 W., 27.75 to stone; thence N. 24 W., 9.00 to beginning corner, being Tract 1 as shown on said plat.

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