

AUG 12 2 55 PM '69

GREENVILLE, S. C.
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Leroy Chappell and Izola D. Chappell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation,
100 E. North Street, Greenville, South Carolina, 29602.

(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 Three thousand three hundred eighteen dollars and no/100,..... Dollars (\$ 3318.00) due and payable

Forty two monthly installments of Seventy nine dollars (42x79.00)

with interest thereon from date at the rate of XXXX 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:

All that certain piece, parcel, or lot of land in the City and County of Greenville, State of South Carolina, on the northeasterly side of Perry Avenue, being shown and designated as the Property of Leroy Chappell and Izola D. Chappell, on plat prepared by R. B. Bruce, RLS, August 7, 1968, recorded in the RMC Office for Greenville County, S. C., in Plat Book "YYY", at page 109.

Said lot fronts on the northeasterly side of Perry Avenue 55 feet, has a depth of 156.8 feet on the northerly side, a depth of 114.3 feet on the southerly side, and is 30.5 feet across the rear, along Ware Street.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record and on the ground.

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.