

Oct 15 10 35 AM '69

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLIVE FARNSWORTH R.H.C.

BOOK 1139 PAGE 399

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HASCAL B. WEAVER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT M. 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

Eighty-five Thousand Two Hundred & No/100-----Dollars (\$ 85,200.00 ) due and payable

Eight (8%) percent interest computed and paid annually from the above date on the unpaid principal balance with the first payment being due and payable in the sum of \$25,200.00 on January 1, 1970, and the balance of \$60,000.00 due and payable five (5) years from date, with interest paid annually as above.

with interest thereon from date at the rate of 8% 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 Grove Township, containing 42.8 acres on the north side of Road #23106 and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of said road said point being the corner of lands hereinafter described and property now or formerly of J. Alvin Gilreath and running thence South 73-51 West 570 feet to a point; thence still with said road South 82-23 West 208.9 feet to a point 267 feet to a point in the center of said road; thence North 17-30 East 1631.1 feet to a point; thence North 33-0 East 665.1 feet to a point in the center of a branch passing an iron pin eight (8) feet from the center of said branch; thence with said branch as the line the traverse of which is South 81-25 1/2 East 554.6 feet to a point in the center of the said branch; thence South 3-15 West passing an iron pin eight (8) feet from said point 1759 feet to a point in the center of Road #23106, the point of beginning.

This is a purchase-money mortgage.

STATE OF SOUTH CAROLINA)

ASSIGNMENT

COUNTY OF GREENVILLE )

FOR VALUE RECEIVED ROBERT M. CHAPMAN, hereby assigns, transfers and sets over to The First Piedmont Bank and Trust Company of Greenville, S. C. the within Mortgage which the same secures, as collateral security for that certain Note heretofore signed by Robert M. Chapman to said bank in the principal sum of \$25,000.00

Dated this 14th day of October, 1969.

In the presence of

*[Handwritten signatures]*  
Cheryl P. Wickett

*[Handwritten signature: Robert M. Chapman]*

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.