

MORTGAGE OF REAL ESTATE Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OLLIE FARNSWORTH
R. M. C.

FILED
GREENVILLE MORTGAGE OF REAL ESTATE

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MAR 2 TO WHOM THESE PRESENTS MAY CONCERN

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OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, JERRY RONALD CARROLL,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROY G. CHAPMAN and VIRGINIA McPHERSON 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 Eight Thousand and No/100-----

----- Dollars (\$ 8,000.00) due and payable.

in monthly installments of Sixty and No/100 (\$60.00) Dollars with the first payment being due April 1, 1970 and continuing thereafter on each successive month until paid in full

with interest thereon from _____ date _____ at the rate of Six (6%) per centum per annum, to be paid: monthly

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 Greenville Township, being known and designated as Lot No. 21 as shown on a plat of the property of Ethel Y. Perry Estate, recorded in the RMC Office for Greenville County in Plat Book Q at Page 26, and being more particularly described according to a more recent survey by J. C. Hill dated November 29, 1949, as follows:

Beginning at an iron pin on the eastern side of Beacon Street, which pin is 240 feet north of the intersection of Beacon Street and Berkley, and is the joint front corner of Lots Nos. 21 and 22 and running thence with Beacon Street N 16-30 E 60 feet to an iron pin, joint front corner of Lots Nos. 20 and 21; thence with joint line of said lots N 79-0 E 60 feet to an iron pin, joint rear corner of Lots Nos. 6 and 21; and running thence along the rear line of Lots Nos. 6, 5 and 4 S 26-43 W 131 feet to an iron pin, joint rear corner of Lots 21 and 22; thence with joint line of said lots N 80-52 W 162 feet to the beginning corner.

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.