

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
1975

BOOK 1339 PAGE 365

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, George R. Stegall, Jr., am

(hereinafter referred to as Mortgagor) well and truly indebted unto Fred P. 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

Four Thousand, Six Hundred Sixty-One and 62/100----- Dollars (\$ 4,661.62) due and payable

according to the terms of said promissory note

with interest thereon from at the rate of 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, as more fully shown on a plat entitled "Parcels of Land for Fred P. Chapman" prepared May 5, 1975 by Hugh J. Martin, Surveyor, and being known and designated as Parcel 2, containing 4.531 acres, and having the following metes and bounds, to-wit:

"BEGINNING at a point in the center of River Road at the joint front corner of Parcel 1 and Parcel 2, and running thence with the joint line of said lots, S. 53-35 W. 556 feet to an iron pin at the joint rear corner of said parcels in the line of property of R. H. Lawson; thence with the line of said property, N. 58-10 W. 223.82 feet to an iron pin at the corner of property of Clyde Chapman; thence with the line of said property, N. 21-09 E. 591.55 feet to a railroad spike in the center of River Road; thence with the center of River Road, the following courses and distances, to-wit: S. 30-55 E. 100 feet; S. 39-19 E. 100 feet; S. 53-04 E. 100 feet; S. 62-40 E. 255 feet to the point of beginning; being a portion of the property conveyed to the mortgagor by the mortgagee by deed of even date, to be recorded herewith."



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 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.

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