

FILED
GREENVILLE CO. S. C.

JUN 13 1981

COMMISSIONERSLEY
S. C.

BOOK 1542 PAGE 723

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE
("Wrap-Around")

THIS MORTGAGE made the 1st day of June, 1981, between John Donnahoo, Jr. and Valerie J. Donnahoo, residents of the County of Greenville, State of South Carolina, (hereinafter called Mortgagors) and L. Jerry Chapman and Mary Frances Chapman, residents of the County of Greenville, State of South Carolina, (hereinafter called Mortgagees),

WHEREAS, Mortgagors are indebted to Mortgagees for money loaned, to secure the payment of which Mortgagors have executed and delivered to Mortgagees a note of even date herewith, in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, payable to the order of Mortgagees at 14 Queensway, Greenville, South Carolina, or at such other place as the holder thereof may designate in writing, said principal sum being payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on June 1, 2006, to which note reference is hereby made.

NOW, THEREFORE, Mortgagors, in consideration of the aforesaid debt, and also in consideration of the further sum of Three (\$3.00) Dollars to it in hand paid by Mortgagees, receipt whereof is hereby acknowledged, and for the purposes of securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the performance of all the covenants, conditions, stipulations and agreements herein contained, do by these presents grant, bargain, sell and release to Mortgagees, their heirs and assigns, the following described real estate situated in the County of Greenville, State of South Carolina:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all rights, privileges, interest, easements, improvements, tenements, hereditaments, and appurtenances thereunto belonging or pertaining, and all fixtures, equipment and appliances now or subsequently attached to or used in connection with said premises (all said property being hereinafter referred to as "the Premises").

TO HAVE AND TO HOLD, all and singular the said Premises to Mortgagees, their heirs and assigns forever.

As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagors do hereby transfer, set over and assign to Mortgagees:

(a) All rents, issues and profits of the Premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to Mortgagors, however, so long as Mortgagors are not in default hereunder, the right to receive and retain such rents, issues and profits, at the time of default all rents, issues and profits then under the control of the Mortgagors shall be held in trust for Mortgagees.

(b) All judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings, or in lieu of any

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