

MORTGAGE OF REAL ESTATE

Laws, Daniel & Stewart, 508 Pettigru Street, Greenville, S.C.

REC: 1557 PAGE 900

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
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M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Leon N. Chapman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joseph A. Mathews

(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 Thirty Thousand and no/100

----- Dollars (\$ 30,000.00) due and payable
in monthly installments of no less than \$200.00, beginning one month from the date hereof, to be paid in full no later than 15 years from even date, all payments to be applied first to interest, then to principal, at the end of each year.

with interest thereon from even date at the rate of 8% per annum per annum, to be paid: yearly

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, Bates Township, known as a part of the Henry A. Batson Estate and being more fully described as follows:

BEGINNING on Batson and Stroud Line, running north seventy five feet with said Geer Highway; thence one hundred feet west; thence seventy five feet south to Batson and Stroud Line; thence one hundred feet east with said line to the beginning corner

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee, of even date recorded in the RMC of Greenville County in deedbook 1158 at page 397.

The Mortgagor's address is Rt. 1, Marietta, S.C. 29661

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
FEE \$ 12.00
OCT 17 1981

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.

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