

210 S. Park Ave.
D'ville 5L

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NOV 18 AM '81
DONN L. DANGERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LARRY L. CHAPMAN and MARGARET W. CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. T. COLLINS

(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 **THREE THOUSAND AND NO/100**-----

Dollars (\$ 3,000.00 due and payable

with interest thereon from date at the rate of 10.0 per centum per annum, to be paid:

per terms of note of even date

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

ALL that certain piece, parcel or lot of land, situate on the Southern side of Cotton Street, (formerly Davis Street), in the City of Greenville, State of South Carolina, County of Greenville, being shown as the northern portion of Lot as per plat recorded in Plat Book G at page 248 and also as Lot 34, Block 2, page 177 of the County Block Book, and being more particularly described as follows:

BEGINNING at an iron pin on the Southern side of Davis Street and running thence S. 29 W. 108 feet to pin at corner of lot conveyed by James L. Love to Charlie Shell; thence with the line of the Shell lot in a northwesterly direction, 75 feet to an iron pin; thence N. 29 E. 100 feet, more or less, to pin on Davis Street; thence with the Southern side of Davis Street, S. 71 1/2 E. 76 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of J. T. Collins dated November 30, 1981 and recorded in the RMC office for Greenville County in Deed Book 1158 at page 924.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
TAX \$ 01.20

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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