

STATE OF SOUTH CAROLINA) FILED
GREENVILLE CO. S.C.
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 17 2 05 PM '83

DONNIE S. FANNERSLEY
R.M.C.

WHEREAS, Diana C. Cole,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred D. 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 One Hundred Twenty-Five Thousand and no/100 Dollars (\$125,000.00) due and payable

Due and payable without interest at the rate of \$2,000.00 per month beginning May 1, 1983, until paid in full. All payments are due the 1st of each month.

XX

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 and being in the City of Greenville, County of Greenville, State of South Carolina, with the improvements thereon and to be erected thereon as shown on a Plat of Property of Fred D. Chapman, located in the City of Greenville, dated February 27, 1965 by Ethan C. Allen, Registered Surveyor, as noted in Plat Book SSS, at page 188, Office of the RMC for Greenville County, shown as Part "B" and being more particularly described as follows:

BEGINNING at an iron pin on Dime Street, joint corner of a division of property known as Part "A" and running thence along Dime Street North 81-40 East 50.0 feet to an X on wall; thence South 0-57 West 102.0 feet to an iron pin; thence South 81-40 West 37.0 feet to an iron pin; thence along a line of Division, North 7-25 West 101.0 to the point of beginning.

-and-

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, with the improvements thereon and to be erected thereon as shown in a Plat of Property of Fred D. Chapman located in the City of Greenville, dated February 27, 1965 by Ethan C. Allen, Registered Surveyor as noted in Plat Book SSS at page 188, Office of the RMC for Greenville County, shown as Part "A" and being more particularly described as follows:

(DESCRIPTION CONTINUED ON ANNEX A)

BEGINNING at an old iron pin as shown on the Plat at Rebecca Street and Dime and running thence North 81-40 East 37.5 feet to an iron pin; thence South 7-25 East 101.0 feet along line of Division of Property upon which is located a building on the corner extendin- almost to the rear line and a Lot on which is a residential property with back yard, to an iron pin thence South 81-40 West 50.0 feet to an old iron pin at Rebecca Street; thence N. 0-57 East 102.0 feet along Rebecca Street (First Avenue) to an old iron pin, the point of beginning.

LESS:

ALL that partial piece of land known as Block Book 200-9-48.1 and being at the southeastern intersection of Dime Street and Rebecca Street and having the following metes and bounds, to wit:

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.

GC TO -----3 MR17 83 000

4.2000

0 2 4 0

4328-RV-2