

MORTGAGE OF REAL ESTATE

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 11 12 10 PM '83  
DONNIE S. ...  
R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Harry A. Chapman, Jr.

hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, P. O. Box 6807, Greenville, South Carolina,

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 Seventy-Five Thousand and no/100 Dollars (\$75,000.00) due and payable

as provided in said note

with interest thereon from date at the rate of 12% per centum per annum, to be paid quarterly

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 Mortgagee in hand well and truly paid by the Mortgagor 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, known as property of H. A. Chapman as shown on plat prepared by J. C. Hill, February 9, 1949, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Easley Bridge Road running thence N. 18-40 E. 27.85 feet to a party wall; thence continuing N. 18-40 E. 20 feet down the center of said wall; thence N. 18-40 E. 52.15 feet to an iron pin; thence S. 71-25 W. to an iron pin on the western side of Washington Avenue; thence S. 21-38 E. 100 feet along the Eastern side of Washington Avenue to a point on the Easley Bridge Road; thence along the northern side of Easley Bridge Road N. 71-25 E. 56.1 feet to the point of beginning.

This being the same property inherited by the Mortgagor from his mother, Mildred M. Chapman, who died testate on August 20, 1980, as is reflected in the records contained in the Greenville County Probate Court in File 1622 Apartment 26.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof