

Home Office, 117 North Main Street, Greenville, S. C. 29603

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS ERNEST V. CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto GUY F. RICE

(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 Five Thousand and No/100** Dollars (\$ 35,000.00 ) due and payable at the rate of \$250.00 per month with payments first applied to interest and balance to principal with the first payment being due on April 15, 1972 and continuing thereafter on the 15th day of each successive month of each successive year for 120 months with the entire balance due and payable on the 15th day of the 121st month with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly

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 lot of land in Bates Township, Greenville County, State of South Carolina, in the Town of Marietta and having, according to plat by J. C. Hill dated August 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Geer Highway at the corner of Bank lot and running thence with the Western side of Geer Highway S 8-10 E 161.8 feet to an iron pin; thence S 86-45 W 293 feet to an iron pin; thence N 9 W 29.5 feet to an iron pin; thence S 81 W 79.4 feet to an iron pin on Kathryn Street; thence with the eastern side of said street N 14-50-E 274 feet to an iron pin; thence N 89 E 131.8 feet to an iron pin at the rear corner of Banks lot; thence with rear line of said lot S 8-28 E 130.7 feet to an iron pin; thence continuing with line of Banks lot, N 81 E 134 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.