



BOOK 1274 PAGE 799

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:
I, Henry L. Chapman

WHEREAS, I, Henry L. Chapman, of Greenville County

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co., Box 8, Williamston, S. C.

(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

Five hundred forty-two & 16/100----- Dollars (\$ 542.16) due and payable

in 12 monthly installments of \$45.18 beginning June 8, 1973

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 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 piece, parcel or lot of land situate, lying and being in Oaklawn Township, Greenville County, South Carolina, containing 6.62 acres, more or less, and being more fully described according to a plat of "Property of Henry L. Chapman", dated April 12, 1971, prepared by C. O. Riddle, RLS, and recorded in the RMC Office for Greenville County, South Carolina, in plat book 4-1, at page 149, and having, according to said plat, the following metes and bounds: Beginning at an iron pin on the Northeastern edge of New Right-of-Way of County Road and running thence along a line of property of Bill Chapman, N. 44-36 E. 490 feet to an iron pin; thence along a line of property of Bill Chapman S. 60-44 E. 620 feet to a point; thence along a line of property of Clara Mae Allen S. 8-41 W. 323.7 feet to an old iron pin; thence along a line of property of E. W. & Ora O. Martin N. 71-43 W. 446.8 feet to an old iron pin; thence along a line of property of James Thompson N. 72-52 W. 353.2 feet to an old Iron Pin; thence continuing along a line of James Thompson S. 44-01 W. 21.55 feet to an old iron pin on the Northeastern edge of said County Road; thence along the Northeastern edge of said County Road N. 52-10 W. 74.5 feet to the beginning corner. This being the same lot of land conveyed to me by Bill Chapman by deed dated April 19, 1971, and recorded in Book 913, at page 174.

State of S. C.
County of Anderson

Affidavit

Personally appeared before me John G. Chapman who being duly sworn says that revenue stamps have been placed on the promissory note secured by the within real estate mortgage.

John G. Chapman
Vice President

Sworn to before me this 1st
day of May, 1973

Hazel Crown

Notary Public for S. C.
My commission expires 12-19-79

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the tents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or lifted 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.