

Mortgagee's mailing address: Villa Apartments, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

FILED  
OCT 13 11 16 AM '80  
DORRIS  
H.M.C.  
GREENVILLE S.C.

WHEREAS, Carl S. Champman Company, Inc.  
(hereinafter referred to as Mortgagor) is well and truly indebted unto F. B. Bozeman

(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

Eight Thousand and No/100-----Dollars (\$ 8,000.00 ) due and payable

In Monthly installments of \$879.16 each, beginning on the 10th day of November, 1980, and continuing on the 10th day of each succeeding month thereafter until paid in full. Said payments to be applied first to interest and then to the principal balance due from month to month.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 10% 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 GREENVILLE

ALL that piece, parcel, or lot of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, located on the southwestern side of Green Avenue, being known and designated as Lot No. 2 according to a plat entitled "Property of F. B. Bozeman, et al." dated January 3, 1977 prepared by Jones Engineering Service, recorded in the RMC Office for Greenville County in Plat Book 6N at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Green Avenue, joint front corner of Lots 1 and 2, (which point lies 100.5 feet from the intersection of Green Avenue and McLeod Avenue), and running thence with the joint lines of Lots 1 and 2, S. 58-19 W. 216.2 feet to an iron pin; thence S. 23-00 E. 137.6 feet to an iron pin; thence N. 52-11 E. 106.2 feet to an iron pin; thence N. 51-18 E. 109 feet to an iron pin on the southwestern side of Green Avenue; thence with Green Avenue, N. 19-57 W. 114.5 feet to the beginning corner. Green Avenue is one and the same as Greene Avenue.

This being the same property conveyed to the mortgagor herein by deeds of Helen B. Ferguson dated October 6, 1980, A. N. Bozeman dated October 2, 1980 and F. B. Bozeman dated October 2, 1980 and to be recorded herewith.

The mortgagee, F. B. Bozeman agrees to divide the payments received equally among F. B. Bozeman, A. N. Bozeman and Helen B. Ferguson in accordance with their interest in this mortgage. As far as the mortgagor is concerned the mortgage is in favor of the mortgagee alone, the mortgagee shall have the sole right to satisfy the mortgage and the mortgagor shall not be required to see that the mortgagee correctly applies the mortgage proceeds.

TO  
OCT 13 1980  
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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
OCT 13 1980  
\$ 93.20

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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