

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 965 PAGE 337

JUL 17 12 53 PM 1934

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, LAVINIA B. CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEAN GUNTER ARNAU

(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  
TEN THOUSAND AND 00/100 - - - - - Dollars (\$10,000.00) due and payable  
one year from date, with no discount for anticipation

with interest thereon from <sup>maturity</sup> date at the rate of seven(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 <sup>those</sup> 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, being known and designated as follows:

- (a) Lot number 2 containing 1.67 acres.
- (b) Lot number 4 containing 2.59 acres.
- (c) Lot number 5 containing 1.79 acres.

All the said lots are designated on a plat recorded in the R.M.C. Office for Greenville County, South Carolina in plat book "RR" at page 102.

Also lot number 7 containing .93 acres, according to a revision of said plat.

The above described lots are intended to include all of the property presently owned by me between Grove Road (Old U.S. 29) and new U.S. 29.

This mortgage is also intended to cover that certain tract of land with improvements thereon, recently purchased by me from Mr. K. M. Geer and recorded in the R.M.C. Office for Greenville County, South Carolina in deed book, 746 at page 528.

This mortgage constitutes a first lien upon all the above described property, subject to a mortgage executed in favor of the Peoples National Bank recorded in the R.M.C. Office for Greenville County, South Carolina in mortgage book 955 at page 402.

Together with all and singular rights, members, herditaments, 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.

RECORDED AND CANCELLED OF RECORD

JUL 17 1934

R.M.C. FOR GREENVILLE COUNTY, S. C.

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