

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

FILED  
 GREENVILLE CO. S. C.  
 Nov 23 4 23 PM '71

OLLIE FARNSWORTH  
 R.M.C.

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOUISE B. CAINE, and R. M. CAINE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT M. CHAPMAN, and MYRTLE F. CHAPMAN

(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

Sixty-Seven Thousand , Five Hundred & No/100-----Dollars (\$7,500.00 ) due and payable on March 1, 1972,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: Annually until maturity.

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, in a subdivision known as Chanticleer and being described as Lot 133 on a portion of Chanticleer, Section III, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW at Page 23 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Chapman Road and running thence North 3-10 East 211.4 feet to an iron pin; thence South 68-28 West 74.3 feet; thence North 71-33 West 40 feet; thence South 10-41 West 180.7 feet to an iron pin on Chapman Road; thence along Chapman Road, North 80-52 East 65 feet; thence continuing along Chapman Road, North 82-03 East 65 feet to the beginning corner.

This is the same property acquired by the Mortgagee by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 855 at Page 642, being recorded November 11, 1968.

This is a purchase money mortgage.

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.