

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1430 PAGE 493

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT CHAPMAN and SADIE CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANCES L. CASS, Route 9, Box 415, Greenville, S. C. 29609

(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, FIVE HUNDRED, NINETY THREE

AND 74/100ths

Dollars (\$10,593.74; due and payable

in monthly installments of Eighty Four and 99/100 (\$84.99) dollars each, beginning May 1, 1978 and continuing until principal and interest have been paid in full; such payments shall be applied first to interest balance to principal,

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid monthly as aforesaid,

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, on the North side of Williams Drive, near the City of Greenville, being shown as Lot 36, on Plat of Orderest Park, made by C. C. Jones, Engineer, July, 1948, recorded in the RMC Office for Greenville County, in Plat Book S. at page 109 and having such metes and bounds as appear by reference to said plat.

THIS is the identical property conveyed to the Mortgagors by deed of Frances L. Cass to be recorded of even date herewith.

* Mortgagors further agree that in addition to the aforesaid principal and interest payment, that they shall pay monthly amounts sufficient to cover property taxes, assessments, and insurance premiums on the subject property.

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RECORDED
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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.

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