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TATE OF SOUTH CAROLINA CLEENIN

GREENVILLE

SEENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

STP 27 3 53 PHTO ALL WHOM THESE PRESENTS MAY CONCERN:

Weston Street Fountain Inn,S.C. 29644

300×1445 FASE 141

DONNIES. TANKER SLEY

WHEREAS, WILLIAM CHARLES CHAPMAN AND DORIS G. CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY Weston Street, Fountain Inn, South Carolina,

in accordance with terms of Note this date executed.

NET LOAN PROCEEDS - \$9,127.03.

WHEREAS, the Mortgagor may hereafter become indebted to the sold Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for faxes, 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 seating 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, being shown as Lot No. 8 on a plat of property of W. T. Patrick and William R. Timmons, Jr., said plat being recorded in the R.M.C. Office for Greenville County in Plat Book EE, Page 157—A and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the east side of Keith Drive with the corner of Lot 9 and running thence to the east side of said Drive N. 17-12 W. 64 feet to an iron pin at the joint corner of Lot 7; thence with the line of said lot N. 72-48 E. 175 feet to an iron pin; thence S. 17-12 E. 64 feet to an iron pin at the rear corner of Lot 9; thence with said Lot S. 72-48 W. 175 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Walter J. and Janie C. Watkins recorded in the R.M.C. Office for Greenville County on August 16, 1977, in Deed Book 1062 at Page 705.

This mortgage is second and junior in lien to that mortgage to Aiken-Speir, Inc. recorded 11/1/76 in Mortgage Book 1381, Page 862, R. M. C. Office for Greenville County.







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Together with all and singular rights, members, herditaments, and appurtecances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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