STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PATIENCE SHAND CHAPPELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL MORTGAGE CO., INC.

(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 --FIFTY NINE THOUSAND TWO HUNDRED FOURTEEN AND 22/100---------- Dollars $59,214.22

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 northeastern side of the Reedy River and shown as 5.0 acres on a Plat of property of Benjamin Gause by William R. McCoy of Enwright Associates, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4E, Page 31, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of a new cut 50 ft. road, at the joint corner of property of Rupert Riley and running thence along the Southwestern side of said road, S. 41-58 E. 418.9 ft. to an iron pin; thence S. 48-02 W., 520 ft. to the center line of the Reedy River; thence along the side of said River, N. 41-58 W., 418.9 ft. to a point; thence running across an iron pin located on the Northeastern bank of said River, N. 48-02 E., 520.0 ft. to an iron pin at the point of beginning. Also, right-of-way over 50' road leading to Log Shoals Rd.

This being the identical property conveyed to the Mortgagor by deed of Frank P. McGowan, as Master in Equity dated January 22, 1978 and recorded simultaneously herewith.

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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