

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... S.C.
JUN 27 PM '82
WESLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1575 PAGE 202

WHEREAS, DONALD R. CHAPMAN AND MARSH B. CHAPMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto VIRGINIA L. ANDERSON

(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 Seventy-Three Thousand and No/100----

Dollars (\$ 73,000.00) due and payable

ACCORDING TO THE TERMS OF THE NOTE OF EVEN DATE EXECUTED SIMULTANEOUSLY HEREWITH.

with interest thereon from _____ date _____ at the rate of twelve per centum per annum, to be paid:

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,

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, located on the Northern side of Meyers Drive (formerly Sunset Drive) in the City of Greenville, and being known as Lot No. 10 on a plat of "Property of J. R. Jenkinson" made by Pickell & Pickell, Engineers, dated March, 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 95, and having, according to a more recent survey entitled "Property of Donald R. Chapman and Marsh B. Chapman" prepared by Freeland & Associates, Engineers, dated July 12, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Sunset Drive, located 589 feet, more or less, from Meyers Drive, at the joint front corner of Lots Nos. 10 and 11, and running thence with the joint line of said Lots N. 21-53 W. 111.81 feet to an iron pin; running thence with the rear line of Lot No. 10 N. 56-16 E. 170.02 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10; running thence with the joint line of said Lots S. 2-00 E. 180.62 feet to a nail and cap on the Northern side of Sunset Drive, joint front corner of Lots Nos. 9 and 10; running thence with the Northern side of Sunset Drive N. 87-04 W. 57.42 feet to an iron pin and S. 67-02 W. 52.87 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by the Mortgagee herein by deed of even date to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUL 29 1982

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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