MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JEN 22 10 01 AM TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONNIE S. TANKERSLEY R.M.C

WHEREAS,

SYBIL G. WEST and ELAINE G. WEST

(hereinaster referred to as Mortgagor) is well and truly indebted unto WILLIAM H. CHAPMAN and DORIS K. CHAPMAN

(hereinaster 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

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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 Mortgagoe 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 south side of Sparsewood Street and the west side of Seminole Drive, near the Townof Simpsonville, Austin Township, being shown as Lot 111 on Plat of Section II, Sheet No. 1 of WESTWOOD Subdivision, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-F at page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Sparsewood Street at the joint corner of Lots 110 and 111 and runs thence along the line of Lot 110 S. 25-05 E. 150 feet to an iron pin; thence along the line of Lots 100 and 99 N. 59-08 E. 116.8 feet to an iron pin on the west side of Seminole Drive; thence along Seminole Drive N. 33-26 W. 27.6 feet to an iron pin; thence continuing along said Drive N. 28-59 W. 77.3 feet to an iron pin; thence continuing along said Drive N. 41-15 W. 20.1 feet to an iron pin at the intersection of Seminole Drive and Sparsewood Street; thence with the intersection of said Drive and Street N. 81-32 W. 38.4 feet to an iron pin on the south side of Sparsewood Street; thence along Sparsewood Street S. 58-09 W. 70 feet to the beginning corner.

Being the same property conveyed to Norman B. West and Sybil G. West by deed of James Allen Beaman, dated June 20, 1972, recorded June 20, 1972, in Deed Volume 946 at page 505. Norman B. West conveyed his interest to Elaine G. West by deed dated August 1, 1974, recorded August 21, 1974, in Beed Volume 1005 at page 312.

This mortgage is second and junior in lien to mortgage in favor of Farmers home Administration, in the original amount of \$16,500.00, recorded January 20, 1971, in Mortgage Book 1178 at page 481.

DOCUMENTARY
STAMP
TAX
PB 11218

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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 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 bid 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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