

STATE OF SOUTH CAROLINA

JAN 28 4 05 PM '71

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COUNTY OF GREENVILLE

DELIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. V. CHANDLER & CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF GREER

(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 FIVE THOUSAND and no/100-----  
----- Dollars (\$55,000.00) due and payable

Six Hundred Sixty Seven and 32/100 (\$667.32) Dollars beginning on the 15th day of March 1971 and Six Hundred Sixty Seven and 32/100 (\$667.32) Dollars on the 15th day of each and every month thereafter until paid in full with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: monthly.

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, Town of Mauldin, on the easterly side of Miller Road and having according to a plat of the property of R. V. Chandler prepared by W. R. Williams, Jr., dated 8th May, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin, which iron pin is the northeastern corner of the intersection of Rainbow Circle and Miller Road, and running thence along the easterly side of Miller Road, N. 32-50 E. 75.0 feet to an iron pin; thence continuing along the easterly side of Miller Road, N. 28-27 E. 100.0 feet to an iron pin; thence S. 67-21 E. 185.4 feet to an iron pin; thence S. 29-00 W. 245.7 feet to an iron pin on the northeasterly side of Rainbow Circle; thence along Rainbow Circle, N. 46-02 W. 195.0 feet to an iron pin, the point of beginning.

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.