

9 Norwich Dr. Greenville, S.C.

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE S. C. 29603

MORTGAGE OF REAL ESTATE -

Mortgagee's address:

305 1610 PAGE 180

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUN 6 1 33 PM '83  
KIE S. WALKER  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles K. Chandler and Joan Burgess Chandler

(hereinafter referred to as Mortgagor) is well and truly indebted unto John Burgess

(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

-----Fifteen Thousand and 00/100-----Dollars (\$ 15,000.00 ) due and payable

per terms of note of even date

with interest thereon from

-- at the rate of

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 here by 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, <sup>two (2)</sup> hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing/lots of land situate at the South-eastern corner of the intersection of E. Welborn Street and Anderson Road, in Greenville Township, County of Greenville, State of South Carolina, being shown as Lots 14 and 15 on a plat of Anderson Street Highlands, recorded in Plat Book J at page 156, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of intersection of Anderson Road and E. Welborn Street, and running thence with E. Welborn Street, S. 47-20 E. 159.7 feet to an iron pin at corner of Lot 17; thence with line of Lot 17, S. 42-40 W. 100 feet to an iron pin at rear corner of Lot 16; thence with line of Lot 16, N. 47-20 W. 153.2 feet to an iron pin on Anderson Road; thence with the Southeastern side of Anderson Road, N. 39-40 E, 100.2 feet to the point of beginning.

The mortgagor was conveyed a 1/2 interest in the subject property by deed of Joan Burgess Chandler, dated September 15, 1978, recorded September 19, 1978, in Deed Book 1088 at page 103; Further, the mortgagor was conveyed a (1/2) one-half undivided interest in the subject property by way of inheritance from Maude K. Burgess who died testate on October 4, 1975. and whose estate is probated in the Probate Court for Greenville County, in Apt 1399, file No. 23.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
06.00  
FEB 12 1983

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 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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