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

R.M.C.

BOOK 1001 PAGE 249

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Billy D. Chandler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. C.,

(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 TWO THOUSAND THREE HUNDRED and NO/100-----
-----Dollars (\$2,300.00) due and payable

at the rate of \$45.00 per month, including

~~with~~ interest thereon from date at the rate of six 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, Butler Township, in the Rocky

Creek community, lying on the western side of the road that leads from the Roper Mountain Road to Rocky Creek Church and on the southern side of a county road, being bounded on the north by the said county road and other lands formerly of C. B. Jones, on the east by the first named road and lands of O. H. Bagwell, on the south by the lot being conveyed this day to C. B. Jones by Douglas McCue and on the west by lot of Bernard and Florence Smith, and being a part of the same land conveyed to C. B. Jones by deed from Julius Newton, November 12, 1925, recorded in the RMC Office in Deed Book 106 at Page 332, and having the following courses and distances, to-wit:

BEGINNING on a stake on the Bernard and Florence Smith lot line, and being the joint corner of the lot being conveyed to Douglas Fred McCue, and runs thence with the common line of the McCue lot and of this lot, N. 72-00 E. 692 feet, more or less, to a point in the road that leads to Rock Creek Church; thence with the said road and the O. H. Bagwell line, N. 24-45 W. 221 feet, more or less, to point on or in county road; thence with said county road, S. 66-20 W. 690 feet, more or less, to the corner of the Bernard and Florence Smith corner; thence with the Smith line, S. 25-50 E. 155.2 feet to the beginning corner, containing two and ninety-seven one-hundredths (2.97) acres, more or less, and being the same property conveyed to the mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Volume 688 at Page 435.

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.

2180

PAID IN FULL, DATE 12/14/66
The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per D. L. Bramlett Jr.
President - Cashier

Witness Ann W. Hughes
Betty G. Chandler

SATISFIED AND CANCELLED OF RECORD
27 DAY OF March 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:19 O'CLOCK P. M. NO. 23052