

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

AUG 11 11 02 AM '78 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, Leonard Chace, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank, Greenville, 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

EIGHTEEN THOUSAND AND 84/100 - - - - - Dollars (\$ 18,000.84) due and payable

\$228.05 per month, commencing one month from date, and continuing at the rate of \$228.05 per month on the same date for a period of ten (10) years; at which time said mortgage balance will be paid in full, with each payment applied first to interest and balance to principal with interest thereon from date at the rate of 9% 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, being shown as TRACT B on Plat of Property of H. K. Townes, made by Piedmont Engineering Service, August 1949 and revised March 3, 1957 and having according to said plat, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on a 20-foot alley at corner of property, now or formerly, of Greenville Reed Loom Company and running thence along said 20-foot alley, S. 34 W. 63.5 feet to iron pin; running thence still with said alley, S. 29-34 W. 137.5 feet to Kirk Boulevard, now Bel Aire Drive; running thence along said street, S. 63-27 E. 150 feet; thence continuing with said street, S. 79-37 E. 28.2 feet to iron pin at the joint corner of Tracts B and A; running thence along said tracts, N. 38-27 E. 115.1 feet to iron pin; running thence along property, now or formerly of Greenville Reed Loom Company, N. 40 W. 200 feet to the beginning corner.

This being the identical property conveyed to the above named Mortgagor, Leonard Chace, III by deed of Frank T. Osteen and Clovie H. Osteen recorded simultaneously with this mortgage.

ALSO: ALL that other piece, parcel or tract of land with all improvements thereon situate, lying and being on the Westerly side of Andrews Street, (formerly Poplar Street (Avenue), near the City of Greenville, County of Greenville, State of South Carolina and having, according to plat prepared by Piedmont Engineering Service dated June 24, 1949, entitled "Property of Greenville Loom Reed Co." recorded in the RMC Office for Greenville County in Plat Book V, at page 177, the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of intersection of Andrews Street (formerly Poplar Street (Avenue) and a 20-foot alley, which iron pin is located 208 feet more or less in Southeasterly direction from the Southerly edge of right-of-way for Easley Bridge Road (240 feet, more or less, from center line of Easley Bridge Road) and running thence with the Southerly side of said Andrews Street (formerly Poplar Street (Avenue) S. 40-0 E. 200 feet to iron pin; thence S. 38-27 W. 210 feet to iron pin; thence N. 40-0 W. 200 feet to iron pin on Southerly side of 20-foot alley; thence with the Southerly side of said 20-foot alley, N. 34-0 E. 75.2 feet to iron pin; thence continuing with the Southerly side of said alley, N. 41-0 E. 135 feet to the point of beginning.

This being the same property conveyed to the Mortgagor Leonard S. Chace, III in Deed Book 937, at page 542 by deed from William P. and Martha C. Anderson dated Feb. 29, 1972.

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.

(CONTINUED ON NEXT PAGE)

0.996

4328 RV-2