

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1059 PAGE 121

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. V. CHANDLER AND COMPANY, INCORPORATED

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY, FOUNTAIN INN, 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 THIRTEEN THOUSAND AND NO/100

Dollars (\$13,000.00) due and payable

AS FOLLOWS: ONE HUNDRED SEVENTY-FOUR AND 03/100 (\$174.03) DOLLARS ON THE FIRST DAY OF JULY, 1967, AND ONE HUNDRED SEVENTY-FOUR AND 03/100 (\$174.03) DOLLARS ON THE FIRST DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL THE ENTIRE AMOUNT HAS BEEN PAID, PAYMENTS TO BE APPLIED FIRST TO THE INTEREST AND THEN TO THE PRINCIPAL

with interest thereon from date at the rate of 6 1/2 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, AND BEING KNOWN AND DESIGNATED AS LOT 8 ON A PLAT OF "PROPERTY OF C. E. ROBINSON, JR." PREPARED BY CAROLINA ENGINEERING & SURVEYING COMPANY DATED FEBRUARY 2, 1962, AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK XX, AT PAGE 175, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT THE JOINT FRONT CORNER OF LOTS 7 AND 8 AND RUNNING THENCE ALONG THE EDGE OF U. S. HIGHWAY 276, N. 18-03 W. 54.3 FEET TO A POINT; THENCE N. 74-52 E. 150 FEET TO A POINT; THENCE N. 18-00 W. 125 FEET TO A POINT ON THE EDGE OF JENKINS STREET; THENCE ALONG JENKINS STREET, N. 74-52 E. 32.9 FEET TO A POINT; THENCE S. 23-00 E. 171.0 FEET TO A POINT, THE JOINT REAR CORNER OF LOTS 7 AND 8; THENCE ALONG A LINE OF LOT 7, S. 71-57 W. 197.5 FEET TO THE BEGINNING CORNER. THIS IS THE SAME PROPERTY CONVEYED TO R. V. CHANDLER AND COMPANY, INCORPORATED BY ORA MAE O. BENTLEY BY DEED DATED FEBRUARY 1, 1967, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON FEBRUARY 2, 1967, IN DEED BOOK 813, AT PAGE 179.

Together with all and singular rights, members, herditaments, 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.

SATISFIED AND CANCELLED OF RECORD  
21 DAY OF May 1974  
Dannie L. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:14 O'CLOCK P. M. NO. 29573

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 23 PAGE 412