

MORTGAGE OF REAL ESTATE—Offices of Leath, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MAY 6 4 10 PM '67 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN.
R. M. C.

WHEREAS, Woodrow Maddox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Theon Chandler Bennett, Clarence Preston Chandler, Frank Truman Chandler, Roy Earl Tumlin Chandler and Ellen Hedden Chandler.

(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 Twenty Thousand

----- Dollars (\$ 20,000.00) due and payable in annual installments of Three Thousand Dollars (\$3,000.00) on the 26 April, 1970 and on the 26 April, 1971, with the balance owing, being due in full on 26 April, 1972. Said payments to be applied first to interest and balance to principal. Borrower reserves the right to prepay in part or in full without penalty. with interest thereon from date at the rate of six (6) per centum per annum, to be paid: annually

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, State of South Carolina in Oaklawn Township about eleven and one-half miles South of the City of Greenville on Preston Road leading off from the Augusta Road and being shown on a Plat prepared by G. A. Ellis, Surveyor, November, 1924, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book G., page 275 and having, according to a more recent Plat of the Property of T.P. Chandler Estate dated March, 1969 by Robert R. Spearman, Reg. L.S., the following metes and bounds, to-wit:

BEGINNING at a point in the center of Preston Road twenty feet South of an iron pin, the joint front corner of property now or formerly belonging to Eula L. King and running thence N. 28-15 W. 971 feet to an iron pin in line of property now or formerly of Ball Realty Company; thence with the line of Ball Realty Company, N. 60-43 E. 1,823.6 feet to an iron pin on a branch; thence with the branch as the line, the following courses and distances, to-wit: S. 68-55 E. 150.5 feet to a point, S. 85-20 E. 88.5 feet to a point, N. 89-20 E. 75 feet to an iron pin in line of property of Nellie Cole; thence with the line of property of Nellie Cole S. 16-25 W. 663.2 feet to an iron pin in line of property now or formerly of Guy Cole; thence with the line of Guy Cole property S. 15-33 W. 353 feet to an iron pin on the northern side of Preston Road; thence crossing Preston Road S. 18-10 W. 164.4 feet to an iron pin in line of property now or formerly of Fore Realty Company; thence with the line of Fore Realty Company S. 61-51 W. 735.7 feet to an iron pin; thence N. 42-22 W. 275.5 feet to a point in the center of Preston Road; thence with the center of said Road S. 32-38 W. 319.8 feet to a point thence continuing with said Road S. 33-45 W. 170 feet to a point, 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 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.

*This mortgage paid and satisfied in full this 14th day of November, A. D., 1970.
Ellen H. Chandler, same as Ellen Hedden Chandler
Theon Bennett, same as Theon Chandler Bennett
Frank Truman Chandler
Roy Earl Chandler
Clarence Preston Chandler
Witness Gary J. Antley*

SATISFIED AND CANCELLED OF RECORD
10 DAY OF Nov. 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:19 O'CLOCK P.M. NO. 12224