

WHEREAS, DONALD LEE CHASE AND CAROL ANN CHASE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA,

(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 No/100 Dollars (\$ 15,000.00) due and payable

Five Hundred Dollars (\$500.00) per month applied first to interest then to principal for eleven months, the first Five Hundred Dollar payment to be due April 17, 1970; then the entire unpaid balance thereof plus accrued interest shall be due and payable one year from the date of the mortgage.

with interest thereon from date at the rate of 8 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, City of Greenville, on the southwesterly side of Ponce de Leon Drive, and being shown as Lot No. 4 on the Plat of Lanneau Drive Highlands, and recorded in the RMC Office for Greenville County, S. C. in Plat Book "D", page 305, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Ponce de Leon Drive, which pin is located 150 feet in a northwesterly direction from the westerly corner of the intersection of East Paris Road and Ponce de Leon Drive, and also being located at the westerly corner of the intersection of a 10 foot alley and Ponce de Leon Drive, and running thence along the southwesterly side of Ponce de Leon Drive N. 26-13 W. 50 feet to an iron pin, joint front corner of Lots 4 and 5; thence along the common line of said Lots S. 63-47 W. 160 feet to an iron pin, joint corner of Lots 4, 5 and 30; thence along the common line of Lots 4 and 30 S. 26-13 E. 50 feet to an iron pin on the northwesterly side of a 10 foot alley; thence along the northwesterly side of said alley N. 63-47 E. 160 feet to an iron pin, 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.