

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAY 22 10 40 AM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1155 PAGE 669

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, WILLIE J. CANTRELL AND MARGARET H. CANTRELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILTON M. CHANDLER AND MARY ANNE W. 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 EIGHT THOUSAND AND NO/100

Dollars (\$8,000.00) due and payable in ten (10) installments of Eight Hundred and No/100 (\$800.00) Dollars each, plus accrued interest, with the first installment due December 1, 1970 and each successive installment due six months thereafter, until paid in full, with payments to be applied first to interest, and balance to principal. Right to anticipate payment reserved without penalty. with interest thereon from date at the rate of six per centum per annum, to be paid: semi-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, Town of Simpsonville, bounded on the north by North Main Street, on the west by Roland Heights Subdivision, on the south by a railroad right of way and on the east by property of the grantors, and being shown on a plat of property of Wilton M. and Mary Anne W. Chandler, by C. O. Riddle, R.L.S., dated May 8, 1970, as having the following metes and bounds, to wit:

BEGINNING at an iron pin on North Main Street and running thence along said street, S. 35-09 E. 100 feet to an iron pin; thence S. 52-16 W. 226 feet to an iron pin in the center of a railroad right of way; thence along the center of said railroad right of way, N. 43-13 W. 100.3 feet to a point in said right of way; thence N. 52-16 E. 240.17 feet to an iron pin, the point of beginning.

This is the same property conveyed by the mortgagees to the mortgagors by deed of even date and to be recorded herewith, and secures a portion of the purchase price.

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

*Paid in full and satisfied this 22nd of October 1970.
Mary Anne W. Chandler
Wilton M. Chandler
Witness Austin C. Latimer*

SATISFIED AND CANCELLED OF RECORD

28 DAY OF *Oct* 1970
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *11:25* O'CLOCK *A* M. NO. *10106*