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OLLIE FARNSWORTH
R. M. C.

BOOK 1171 PAGE 507

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. V. Chandler & Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lula McCarter Childress

(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 ONE THOUSAND AND no/100-----

----- Dollars (\$ 21,000.00) due and payable
Seven Thousand and no/100 (\$7,000.00) Dollars on January 15, 1971;
Seven Thousand and no/100 (\$7,000.00) Dollars on January 15, 1972;
and the final payment of Seven Thousand and no/100 (\$7,000.00)
Dollars on January 15, 1973

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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, lying and being on the west side of Rutherford Street in the First Ward of the City of Greenville, and having the following metes and bounds:

BEGINNING at an iron pin on the west side of Rutherford Street, corner of Reid's lot and running thence, S. 71 W. 316 feet to an iron pin on 30 foot Street; thence with said 30 foot Street, S. 18 E. 62 feet to an iron pin; thence N. 71 E. 268 feet to an iron pin on Rutherford Street; thence with Rutherford Street, N. 1 E. 69 feet to the beginning corner, containing 18,104 square feet.

ALSO BEGINNING at a point on Rutherford Street, joint corner lot heretofore conveyed to grantee by H. C. Wood and running thence in westerly direction with joint line of property now or formerly of J. H. Langley and Mable L. Taylor and W. R. Childress herein 82 feet; thence in an easterly direction 82 feet, more or less, to point on Rutherford Street; thence with Rutherford Street in a northerly direction 5 feet to point of BEGINNING.

ALSO BEGINNING at iron pin on west side of Rutherford Street, joint corner property owned now or formerly by Thomas G. Reid and W. R. Childress, and running thence with joint line of said property, S. 71 W. 205 feet to an iron pin; thence N. 1 E. 40 feet to an iron pin; thence in a southeasterly direction, a straight line, 205 feet to point of beginning, and being triangular in shape.

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.