

MORTGAGEES ADDRESS: 9924 Ramoth Lane, Richmond, VA 23234

GREENVILLE COUNTY, S.C.

REC. 1549 PAGE 826

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 13 3 10 PM '81
DONNA M. CHANDLER
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we Philip N. Reed and Ann O. Reed

(hereinafter referred to as Mortgagor) is well and truly indebted unto Daniel L. Chandler and Donna M. 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

Four thousand five hundred fifty and 00/100 ----- Dollars (\$ 4,550.00 --) due and payable

in monthly installments of One hundred one and 23/100 Dollars (\$101.23) commencing September 10, 1981 and continuing on the same day of each month thereafter, to be applied first to interest and then to principal, until fully paid

with interest thereon from date at the rate of twelve per centum per annum, to be paid: per terms of said note.

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:

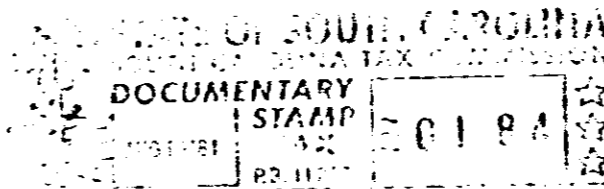
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northeasterly side of Sutton Drive, near the City of Greenville, South Carolina, being known and designated as a major portion of Lots No. 68 and 69, Block D, Mayfair Estates, as recorded in the RMC Office for Greenville County in Plat Book S, Pages 72 and 73, and a more recent plat prepared by Century Land Surveying Company for Daniel L. and Donna M. Chandler dated November 27, 1978 and recorded in the RMC Office for Greenville County in Plat Book 6X, at Page 76, and having according to the more recent plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sutton Drive and running thence N. 72-43 E., 163.1 feet to an iron pin; thence S. 29-53 E., 30.8 feet to an iron pin; thence S. 16-03 E. 36.7 feet to an iron pin; thence S 72-43 W. 169.3 feet to an iron pin on Sutton Drive; thence with said Drive N. 17-17 W. 66.66 feet to an iron pin, the point of beginning.

This mortgage is second in priority to that unto Panstone Mortgage Service, Inc. recorded in Mortgages Book 1452, at Page 161 in the RMC Office for Greenville County, South Carolina on December 5, 1978. Said mortgage was subsequently assigned unto Engel Mortgage Company, Inc. by assignment recorded in the RMC Office for Greenville County in Mtg. Book 1452, at Page 164, on December 5, 1978.

This being the same property conveyed unto the mortgagors by deed of Daniel L. Chandler and Donna M. Chandler recorded in the RMC Office for Greenville County on August 13, 1981 in Deed Book 1153, at Page 489.



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 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.

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