

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE
WHOM THESE PRESENTS MAY CONCERN:

SEE DONNIE TANNER R.M.C. 26 PH '81

WHEREAS, J. W. SOUTH

(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 -----

SIXTY-FIVE THOUSAND and NO/100-----Dollars (\$65,000.00) due and payable

in 240 equal installments of Seven Hundred Fifteen and 71/100 Dollars (\$715.71) each

with interest thereon from date at the rate of twelve per centum per annum, to be paid: monthly (12%)

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 Simpsonville, being located on the southwesterly edge of North Main Street (S.C. Highway 14 and 417) and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly edge of North Main Street 665.92 feet from Scarsdale Drive and running thence along other property now or formerly of the Mortgagees S. 51-34 W., 204.9 feet to an iron pin in the center line of S.C.L. Railroad; thence with the center line of S.C.L. Railroad N 43-13 W. 75.1 feet to an iron pin at the joint rear corner of property now or formerly of Bagwell; thence along the line of property now or formerly of Bagwell, N. 51-34 E. 215.5 feet to an iron pin on the southwesterly edge of North Main Street, running thence with the southwesterly edge of North Main Street, S. 35-09 E. 75.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Wilton M. and Mary Anne W. Chandler of even date, to be recorded herewith.

138 161 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 26.00
RECEIVED

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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