

State of South Carolina,

County of Greenville

MAR 17 12 11 PM '54

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John F. Chandler, of Greenville County,

WHEREAS, I the said John F. Chandler

SEND GREETING:

in and by my certain promissory note in writing, of even date with these Presents am well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Thirteen Thousand and No/100 (\$ 13,000.00 ) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of four and three-fourths (4-3/4 %) per centum per annum, said principal and interest being payable in monthly instalments as follows: Beginning on the first day of January, 19 54, and on the first day of each month of each year thereafter the sum of \$ 84.01 to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the first day of December, 19 73; the aforesaid monthly payments of \$ 84.01 each are to be applied first to interest at the rate of four and three-fourths (4-3/4%) per centum per annum on the principal sum of \$ 13,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said John F. Chandler

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said John F. Chandler in hand well and truly paid by the said GENERAL MORTGAGE CO., at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said GENERAL MORTGAGE CO., the following described real estate:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and within the corporate limits of the City of Greenville, being known and designated as Lot No. 20-A of a subdivision known as Stone Lake Heights, Section No. 1, as shown on plat thereof prepared by Piedmont Engineering Service, June, 1952, recorded in the R. M. C. office for Greenville County in Plat Book BB, at page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Lakecrest Drive, the joint front corner of Lots 18 and 20-A, and running thence along the joint line of said lots, N. 81-28 W. 140 feet to an iron pin, the joint rear corner of Lots 19 and 20; thence along the rear line of Lot 20, N. 10-07 E. 137.3 feet to an iron pin, the joint rear corner of Lots 20 and 21; thence along the joint line of Lots 20-A and 22, S. 74-05 E. 145.4 feet to an iron pin on the western edge of Lakecrest Drive; thence along the western edge of Lakecrest Drive, S. 16-00 W. 39 feet to an iron pin; thence continuing along the western edge of Lakecrest Drive, S. 10-37 W. 80 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to me by T. C. Stone, et al. by their deed dated March 17, 1953 and recorded in the R. M. C. office for Greenville County in Deed Vol. 475, page 26.