

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUL 1 2 58 PM '77 ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, B. C. Gravely

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah C. Chastain

(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 and no/100-----

Dollars (\$ 4500.00) due and payable

a cash payment of \$63.62 on the 1st day of July, 1971 and a like payment of \$63.62 on the 1st day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal.

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly

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, on the West side of Lindburg Street, in the Village of S. Slater & Sons, Inc., at Slater, ~~locally~~ being known and designated as Lot no. 8 of Block D, as shown on a plat of the Villare of S. Slater & Sons, Inc., made by J. F. Sirrine & Company, Engineers, on July 10, 1940, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K, at pages 63, 64 and 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Lindburg Street, at joint front corner of Lots No. 7 and 8, of Block D, and running thence with the line of Lot no. 7, S. 87-26 W., 125.09 feet to an iron pin; thence with the rear line of Lot no. 25, N. 2-34 W., 70 feet to an iron pin; thence with the line of Lot no. 9, N. 87-26 E., 125.13 feet to an iron pin on the West side of Lindburg Street; thence with the West side of Lindburg Street, S. 2-30 E., 70 feet to the beginning corner, being subject to such restrictions and reservations as set forth in deed of S. Slater & Sons, Inc., to Mary B. Phillips, dated February 1, 1941, recorded in the R.M.C. Office for Greenville County in Book 230, page 66.

The above described property is all of the same conveyed to Reginald Paul Canham and Margie W. Canham by deed of Mary B. Phillips, November 7, 1942, recorded in the R.M.C. Office for Greenville County in Book 248, page 377. Margie W. Canham died testate, leaving her interest in said property to Reginald Paul Canham, under certain conditions which have been complied with. See also Book 697 at Page 501, R.M.C. Office for Greenville County

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