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MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

BOOK 1209 PAGE 271

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Richard L. Chambers and Linda S. Chambers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Venna G. Howard

(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 One Thousand Four Hundred and No/100----- Dollars (\$ 1,400.00) due and payable \$25.00 on the first day of each and every month, commencing November 1, 1971.

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 southeastern side of Del Norte Road, and being known and designated as Lot No. 87, Section 4, of Del Norte Estates as shown on Plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book 4-N, at Page 10, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Del Norte Road, at the joint front corner of Lots 86 and 87; thence with the common line of said Lots S. 88-48 E. 181.8 feet to an iron pin; thence running S. 23-36 E. 70 feet to an iron pin; thence S. 53-03 W. 103.85 feet to an iron pin; thence S. 59-56 W. 25 feet to an iron pin at the joint rear corner of Lots 87 and 90; thence with the common line of said Lots N. 53-35 W. 152.4 feet to an iron pin on the southeastern side of Del Norte Road; thence with the line of Del Norte Road N. 35-58 E. 10.45 feet to an iron pin; thence continuing with said Road N. 21-00 E. 40 feet to an iron pin; and thence N. 8-30 E. 10 feet to the point of beginning.

This mortgage and the note which it secures may not be assumed by any party or parties or subsequent purchasers of this property, and in the event this property is sold or transferred by contract, deed, or otherwise, this mortgage and the note which same secures shall become immediately due and payable in full.

This is a second mortgage, junior in lien to a mortgage held by First Federal Savings & Loan Association.

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 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.