

GREENVILLE CO. S. C.

MAY 31 9 53 AM '73

BOOK 1279 PAGE 237

MORTGAGE OF REAL ESTATE -
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOROTHY C. CANTRELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. 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 One Thousand Four Hundred and No/100-----
Dollars (\$ 1,400.00) due and payable

Two (2) years from date hereof

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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, in Saluda Township, being shown and designated as the property of Margie M. Gosnell made by Jones Engineering Service recorded in Plat Book 4-A, page 81, in connection with the plat of Margie M. Gosnell made by Terry T. Dill, recorded in Plat Book 4-A, Page 81, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway 11 at the corner of property of the Grantors as shown on both plats and running thence along the center of S. C. Highway 11, according to the Jones plat, S. 57 E. 200 feet to an iron pin; thence N. 23 E. 360.4 feet to an iron pin; thence N. 71-37 W. 188.1 feet; thence S. 25-12 W. 309.4 feet to the point of beginning. Prior deeds concerning the subject property appear of record in the RMC Office for Greenville County in Deed Book 817, Page 92, and in Deed Book 272, page 254, and in Deed Book 862, Page 399.

Less, however, that portion of property being condemned by the South Carolina Highway Department.

Together with all and singular rights, members, hereditaments, 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 whatsoever lawfully claiming the same or any part thereof.