

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE
JUN 14 11 09 AM 1965
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 997 PAGE 523

OLLIE FARNSWORTH
R. M. C.

WHEREAS, JAMES F. BRUNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLAUDE GHANDLER

(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

THREE THOUSAND FIVE HUNDRED AND NO ONE-HUNDREDTHS-Dollars (\$ 3,500.00) due and payable

One Thousand Seven Hundred and No One-Hundredths (\$1,700.00) Dollars to be paid 120 days from the date hereof and the balance, One Thousand Eight Hundred and No One-Hundredths (\$1,800.00) Dollars one year from the date hereof

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

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, being at the intersection of Fork Shoals Road and Pelzer Road, Oaklawn Township, containing 36.4 acres, more or less, and having, according to a plat thereof prepared by Pickell & Pickell, dated January 24, 1947, and recorded in the R. M. C. Office for the County and State aforesaid in Plat Book "Q" at Page 157, the following courses and distances:

BEGINNING at a nail and cap in the intersection of Fork Shoals Road and Pelzer Road and running thence, along Pelzer Road, N. 56-02 E. 1155 feet to a nail and cap; thence, continuing along Pelzer Road, N. 58-26 E. 412.5 feet to a stake on the northern side of said Road; thence, continuing along the northern side of said Road, N. 77-26 E. 414.8 feet to a stake; thence S. 1-30 W. 168 feet to a stake; thence S. 86-05 E. 1012 to a stake; thence S. 50-30 W. 1051 feet to a stake; thence N. 54-00 W. 500 feet to an iron pin; thence S. 46-30 W. 1340 feet to a nail and cap in Fork Shoals Road; thence, along Fork Shoals Road, N. 42-15 W. 793 feet to the point of beginning.

It is understood that the lien of this mortgage is junior to that of a mortgage given by the mortgagor to The Federal Land Bank of Columbia and recorded this date.

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.

*Paid in full
Claude Chandler
Dec. 2, 1965.*

SATISFIED AND CANCELLED BY REC'D.

2 DAY OF *Dec.* 19*65*

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *4:32* O'CLOCK *P.* M. NO. *16489*