

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 22 10 25 AM 1967

WHEREAS, I, ROBERT A. DOBSON, III,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHANTICLEER REAL ESTATE COMPANY

(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, Nine Hundred, Fifty and No/100----- Dollars (\$ 4,950.00) due and payable two years from date

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

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:

those two "ALL that certain piece, parcel or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lots 13 and 14 on a plat of Section 2 of Chanticleer, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "JJJ" at Page 71, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of East Seven Oaks Drive and running thence with the northeastern side of East Seven Oaks Drive S. 31 - 37 E., 39.7 feet to a pin; thence still with said Drive S. 29 - 47 E., 70.3 feet to a pin, joint front corner of Lots 13 and 14; thence still with said Drive S. 29 - 47 E., 46.3 feet to a pin; thence still with said Drive S. 31 - 22 E., 68.7 feet to a pin at the curve of the intersection of Chanticleer Drive and property marked as "future street" ; thence with the curve of said intersection (the cord of which is S. 78 - 10 E., 31.1 feet) to a pin; thence with the line of the "future street" N. 49 - 14 E. 165.5 feet to a pin on the line of the Earle property; thence with the line of the Earle property N. 40 - 04 W., 95 feet to a pin, rear joint corner of Lots 13 and 14; thence still with the Earle property N. 40 - 04 W. 122.8 feet to a pin; thence still with the Earle property N. 28 - 21 W., 46 feet to a pin at the line of property designated as "future street"; thence with the line of said "future street" S. 52 - 10 W. 131.2 feet to a pin at the curve of the intersection of said "future street" and East Seven Oaks Drive; thence with the curve of said intersection (the cord of which is S. 10 - 06 W., 37.2 feet) to a pin on the northeastern side of East Seven Oaks Drive, to the point of beginning.

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.

In Substantiation See R. E. M. Book 1032, Page 184.

Paid and satisfied in full February 10, 1967.
Chanticleer Real Estate Co.
By R. E. Hughes President
Witness Jeannette C. Long
Lois D. Elmore

SATISFIED AND CANCELLED OF RECORD
19 DAY OF Sept. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:00 O'CLOCK P. M. NO. 8400