

MAY 18 4 44 PM 1966

BOOK 1031 PAGE 320

OLLIE FARNSWORTH
R. M. O.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles K. Chandler and Joan B. Chandler

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Fourteen Thousand Five Hundred and no/100----- DOLLARS
(\$ 14,500.00----), with interest thereon at the rate of Six per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 20 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, situate at the Southwest corner of the intersection of U. S. Highway 29 and Kathryn Court in Greenville Township, being shown and designated as Lots 1 and 2 on a plat of Wachovia Forest recorded in Plat Book NN at page 88 and when described as a whole contains the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of U. S. Highway 29 and running thence with the Eastern side of said Highway, N. 0-31 E. 150 feet to a pin; thence with the curve of the intersection of Highway 29, and Kathryn Court, the chord of which is N. 45- 31 E. 21.2 feet to a pin on Kathryn Court; thence with the Southern side of Kathryn Court, S. 89-29 E. 125 feet to a pin; thence S. 0-31 W. 175.9 feet to a pin; thence N. 85-02 W. 140.4 feet to a pin on U. S. Highway 29, the point of Beginning.

Being the same property conveyed to Mortgagors by two separate deeds recorded in Deed Book 790 at page 98 and 786 at page 537.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

Jan Modification + Assumption Agreement. See P.E.M. Book 1319 page 24