

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA AUG 8 3 01 PM 1966
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

CLLIE P. WORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, H. D. CHILES, L. S. FOWLER, JR. and C. D. BUCHANAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. V. HAAS

(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 Sixty Five Hundred and no/100 -----

Dollars (\$ 6500.00) due and payable

at the rate of \$50.20 monthly beginning October 1, 1966, payments to include interest at the rate of Six and One-fourth (6 1/4%) per cent payable first to interest and balance to principal with privilege of anticipation of the whole amount or any part thereof at any time.

with interest thereon from date at the rate of 6 1/4% 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 southern side of Earle Street in the City of Greenville, shown as Lot M on Map 5 of the property of Mountain City Land and Improvement Company and being more particularly described by metes and bounds, as follows:

BEGINNING at a stake on the southern side of Earle Street at the corner of Lot L and running thence with the southern side of West Earle Street, S. 84 1/2 E., 54 1/3 feet to stake; thence S. 5 1/2 E., 200 feet to stake; thence N. 84 1/2 W., 54 1/3 feet to pin at corner of Lot L; thence with the line of Lot L, N. 5 1/2 E., 200 feet to the beginning corner.

THIS IS A PURCHASE MONEY MORTGAGE.

It is understood and agreed that the house situate on the above described premises is to be put in tenable condition within 90 days from date, otherwise this instrument shall be in default irrespective of payment thereon.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 40 PAGE 837

SATISFIED AND CANCELLED OF RECORD
19th DAY OF Aug 19 76
Annie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:56 O'CLOCK P. M. NO. 4884