

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.

MAR 15 11 23 AM 1968

BOOK 1086 PAGE 435

MORTGAGE OF REAL ESTATE

OLLIE J. TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, R. V. Chandler, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, S. C.

(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

Forty Thousand and no/100 ----- Dollars (\$40,000.00) due and payable as follows: One Thousand Three Hundred Eighty Three and 60/100 (\$1,383.60) Dollars on the 13th day of June 1968, and One Thousand Three Hundred Eighty Three and 60/100 (\$1,383.60) Dollars on the 13th day of each and every third month thereafter until the entire amount has been paid, payments to be applied first to the interest and then to the principal.

with interest thereon from date at the rate of 6 3/4 per centum per annum, to be paid: Quarterly

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, Town of Mauldin, Austin Township, being all of the unnumbered tract of property shown on a plat of "Property of C. E. Robinson, Jr." dated February 2, 1962, prepared by Carolina Engineering & Surveying Co. and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX at Page 175, and having, according to said plat, the following metes and bounds:

BEGINNING at a joint corner of Lot No. 4 and the property here described on the Southern edge of Jenkins Street and running thence S. 23-00 E. 368.6 feet to a point; thence S. 27-42 E. 159 feet to a point; thence S. 23-34 E 189.75 feet to a point; thence N. 80-39 E. 304.8 feet to a point; thence N. 25-16 W. 415.1 feet to a point; thence N. 22-42 W. 136 feet, more or less, to a point; thence S. 61-30 W. 240.4 feet to a point; thence N. 23-00 W. 254.2 feet to a point on the Southern edge of Jenkins Street; thence along the Southern edge of Jenkins Street S. 74.52 W. 50.5 feet to the point of beginning, and being the same property conveyed to Chandler Discount Corporation by C. E. Robinson, Jr., by deed dated January 11, 1966, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 790, at Page 216.

ALSO: All that lot of land containing 1.40 acres, more or less, in Greenville County, State of South Carolina, in the Town of Mauldin on the west wide of the C & W C Railroad, adjoining lands now or formerly belonging to Mauldin Gin Company, R. A. Whatley, W. S. Baldwin, and others, and having the following metes and bounds, to wit:

BEGINNING at a point in the center of the C & W C Railroad; thence along the R. A. Whatley Line, S. 80-00 W. 1.51 to an iron pin; thence N. 25 1/4 W. 6.30 to an iron pin; thence N. 23 1/4 W. 2.95 to an iron pin on the line of the Gin Company land; thence N. 61 E. 1.51 to the center of the C & W C Railroad; thence along said railroad 8.75 to the beginning corner, and being the same property conveyed to Chandler Discount Corporation by Air Lane Transport, Inc. by deed dated March 1, 1966, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 793, at Page 242.

It is specifically agreed that the lien of this mortgage and the lien of the mortgage covering the identical property executed by Chandler Discount Corporation on July 27, 1966, to the Peoples National Bank of Greenville, S. C., recorded in said RMC Office in Mortgage Book 1036, at Page 477, shall be of equal rank in priority and that default or breach of either of said mortgages will constitute default and/or breach of both of the mortgages.

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.