

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY COME

FILED  
GREENVILLE CO. S. C.  
FEB 28 11 14 AM '69  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, THOMAS S. CHANDLER

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

THE PEOPLES NATIONAL BANK

(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 SIX THOUSAND AND NO/100-----

Dollars (\$ 6, 000. 00----) due and payable

One Hundred Two and 30/100 Dollars (\$102. 30) on the 26th day of March, 1969, and  
One Hundred Two and 30/100 Dollars (\$102. 30) on the 26th day of each month there-  
after until paid in full

with interest thereon from date at the rate of seven (7%) 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, in the Town of Simpsonville, being shown as Lots Nos. 2, 3, 4 and the greater portion of Lot No. 1, as shown on a plat entitled "Property of H. W. Abbott and D. B. Verdin", prepared by W. J. Riddle, Surveyor, September, 1949, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake at the southeast corner of the intersection of College Street with Hedge Street and running thence along Hedge Street S. 18-35 E. 97. 2 feet to an iron pin; thence N. 67-12 E. 153 feet to a point; thence N. 17-46 W. 100. 4 feet to a stake on the southerly side of College Street; thence along College Street S. 66-0 W. 155 feet to the point of Beginning.

LESS, however, a lot previously conveyed by H. W. Abbott approximately 50 feet by 47 feet at the corner of College Street and Hedge Street.

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.