

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 15 2 09 PM '69
OLLIE FARNSWORTH
R. M. C.

BOOK 1139 PAGE 387

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. M. Chamblee, Sr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust 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 **Fifteen Thousand and No/100** Dollars (\$15,000.00) due and payable

one year from date

with interest thereon from date at the rate of 8 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:

"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, Fairview Township, and containing three (3) acres; described as Tract A on a plat and survey made by Enwright Associates, Greenville, S. C., William R. McCoy, Reg. Engr. and L.S., said plat of record in the R.M.C. Office for Greenville County, S. C., in Plat Book TTT at Page 68; said tract having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a R.R. Spike in the center of the Scuffletown Road, corner with land of the Whippoorwill Country Club owned by Robert M. Suddeth, said spike measuring a distance of 0.75 miles from the intersection of said Scuffletown Road with the Jones Mill Road; running thence with the center of said Scuffletown Road S. 64-34 E. 386.9 feet to a Rail Road Spike in the center of said road, corner with lands of said Whippoorwill Country Club; thence with the line of said Country Club S. 4-41 W., crossing an iron pin 20 feet from said R.R. Spike, a total distance of 314.5 feet to an iron pin, corner with lands of said Whippoorwill Country Club; thence with the joint line of said Country Club S. 80-59 W. 281.4 feet to an iron pin, corner with lands of said Country Club; thence with the joint line of said Country Club N. 5-00 W. 525.7 feet to the beginning corner, crossing an iron pin 20 feet before reaching said beginning corner; and bounded by said Scuffletown Road and lands of the Whippoorwill Country Club.

This being the same acreage on which is situate a dwelling house where the said mortgagor and his family reside.

Together with all and singular rights, members, hereditaments, 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.