

COUNTY OF GREENVILLE

JAN 8 2 22 PM '70

MORTGAGE OF REAL ESTATE

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

WHEREAS, H. M. 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 Five Thousand and no/100 -----

----- Dollars (\$ 5,000.00 ) due and payable

Seventy and 69/100 (\$70.69) Dollars on the 9th day  
of February, 1970 and Seventy and 69/100 (\$70.69) Dollars  
the 9th day of each month thereafter until paid in full.

with interest thereon from date at the rate of Eight 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, Oaklawn Township, South Carolina, containing forty-three (43) acres, more or less, and having the following metes and bounds, to-wit:

Bounded by lands of J. W. Chandler, J. D. Brown, Wade Babb, and others, and beginning at center of branch and Stone's line, running thence S. 61 3/4 E. 26.00 chs. to a stone corner of Old Hundred School House lot; thence S. 35 1/2 E. 5.37 chs to an iron pin in the center of the road; thence N. 83 E. 4.18 chs. to an iron pin; thence S. 61 3/4 E. 11.10 chs. to a stone; thence S. 15 3/4 E. 12.50 chs to a stone; thence N. 61 1/2 W. 56.30 chs to center of the branch; thence with said branch as the line to the beginning corner, and being the same tract of land conveyed to me by O. E. Pearson and W. T. Pearson as Executors of the Last Will of T. J. Pearson, deceased, O. E. Pearson, W. T. Pearson, Annie B. Black, Nellie P. Nabors, J. H. Pearson, Ruby R. Page, Ruth R. Bolden, and Homer E. Alverson, by deed dated October 24, 1938, and recorded in R. M. C. Office for Greenville County, South Carolina in Book 207, at Page 88, and by deed executed by Oliver E. Pearson, and William T. Pearson, as Executors of the Last Will of T. J. Pearson, deceased, conveying to me all the right, title and interest of Homer E. Alverson, legatee under the Last Will of T. J. Pearson, deceased, dated October 29, 1938, and recorded in said office in Book 207, Page 86.

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.