

DEC 11 5 12 PM '70

BOOK 1175 PAGE 313

OLLIE FARNSWORTH

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BRONKHORST, P.A., 307 FETTERBURN STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE OF REAL ESTATE  
(CORPORATION)  
TO ALL WHOM THESE PRESENTS MAY CONCERN**

WHEREAS, DAN E. BRUCE REAL ESTATE CO., INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto **DARRELL F. CHAMBERS**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of **Five Thousand Two Hundred Five and No/100** Dollars (\$5,205.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of **7 1/2** per centum per annum, to be paid as provided for in said note; and,

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 piece, parcel or lot of land, together with buildings and improvements situate, lying and being on the Northern side of Templewood Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 31 on a Plat of Oak Crest Section 1, made by C. C. Jones & Associates Engineers, dated January, 1955, and recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, Pages 110 and 111, reference to which is hereby craved for the metes and bounds thereof, said lot being 70 feet wide and 150 feet deep.

The within Mortgage is junior in lien to a first mortgage covering the above described property owned by First Federal Savings and Loan Association, Greenville, S. C., recorded in the RMC Office for said county and state, in Mortgage Book 1003, Page 257.

State of South Carolina  
County of Greenville

**ASSIGNMENT**

FOR VALUE RECEIVED, I the undersigned, the owner and holder of the within mortgage and Note, do hereby set over and assign the same unto **JOHN R. SKELTON**, without recourse.

Dated this 25th day of November, 1970.

Witnesses:  
*[Signatures]*

*[Signature]*  
Darrell F. Chambers

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.

*Release of mortgage and assignment: For value received I the undersigned as holder of the within note and mortgage do hereby release the within note and mortgage March 3, 1971.*

*John R. Skelton*  
*Witness Jimmy Simmons*

SATISFIED AND CANCELLED OF RECORD  
8 DAY OF *March* 1971  
*Ollie Farnsworth*  
R. M. C. FOR RECORD GREENVILLE COUNTY, S. C.  
AT 3:12 O'CLOCK P. M. NO. 20677