

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE (CO. S. C.)

BOOK 1176 PAGE 115

DEC 18 11 46 AM '70

MORTGAGE OF REAL ESTATE

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

WHEREAS, R. V. CHANDLER & CO. INC.

(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 ONE HUNDRED SEVEN THOUSAND and no/100-----

----- Dollars (\$ 107,000.00) due and payable

One thousand two hundred eighteen and 73/100 (\$1,218.73) Dollars beginning on the 15th day of January 1971 and One thousand two hundred eighteen and 73/100 (\$1,218.73) Dollars on the 15th day of each month thereafter with the final payment of principal and interest due on January 15, 1981 with interest thereon from date at the rate of nine (9) 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, Greenville Township, in the First Ward of the City of Greenville, known and designated as Lot No. six (6) of the J. H. Bryan property as shown on a plat thereof by J. A. Easley, dated March 1, 1901, recorded in Office of Register of Mesne Conveyance for said County in Deed Book "HHH", page 838, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the N.E. side of Hampton Avenue, approximately 306 feet Eastward from Frank Street, and running thence along said Hampton Avenue S. 32-40 E. sixty-one feet, more or less, to a stake on corner of Lot No. 7; thence N. 57-35 E. 150 feet, more or less, with line of Lot No. 7 to stake on alley; thence with said alley, N. 32-40 W. 61 feet, more or less, to stake on corner of Lot No. 5; thence S. 57-35 W. 150 feet, more or less, with line of Lot No. 5 to the beginning corner.

ALSO BEGINNING at an iron pin on the Southwestern side of Pinckney Street, which pin is S. 34-10 E., 248.7 feet from the intersection of Pinckney Street and Frank Street and running thence S. 57-23 W., 227 feet to an iron pin; thence S. 33-16 E., 182.5 feet to an iron pin; thence N. 57-30 E., 229.6 feet to an iron pin on Pinckney Street; thence with Pinckney Street, N. 34-10 W., 183.25 feet to the point of beginning.

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.