

HORTON, DRAWDY, DILLARD, MARCHESSAULT, FLEED, & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE, S. C.

JUN 7 10 01 AM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS JOHN T. CHITTON and ELLEN A. CHITTON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. DAN JOYNER & CO.

(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 THOUSAND TWO HUNDRED SIXTY FIVE-----

----- Dollars (\$ 1,265.00) due and payable in the sum of \$15.50 per month (which includes principal of \$10.00 per month and interest of \$5.50 per month, for a period of 30 months) commencing 30 days from date, and on the same day of each month thereafter for a total of 30 months, with principal balance due in the sum of \$800.00 thirty months from date, after 30 months

with interest thereon ~~at the rate of~~ at the rate of 6 per centum per annum, to be paid: at maturity

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 at the Southeastern corner of Camden Lane and East Dorchester Boulevard in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 26 on a Plat of BELLE MEADE, Sections 1 & 2, made by Piedmont Engineering Service, dated June 1954, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, pages 116 and 117, reference to which is hereby craved for the metes and bounds thereof.

The within mortgage is junior in lien to a first mortgage covering the above described property given by Robert R. White and Brenda B. White to United Mortgage Servicing Corporation in the original sum of \$18,100, recorded in Mortgage Book 1138, Page 41.

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.