

GREENVILLE CO. S. C.

SEP 2 10 50 AM '71

BOOK 1206 PAGE 138

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

Main

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Walter A. Chandler, Jr., John F. Chandler and Walter A. Chandler, Sr.
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of
-----Ten thousand and no/100----- DOLLARS

(\$10,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is -15- years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, being shown and designated as Lot 39 on Poinsett Avenue according to plat of Survey of W. C. Cleveland Land made by R. E. Dalton, R.L.S., March 14 - March 21, 1910. According to said plat, the property is more fully described as follows:

BEGINNING at a point on Poinsett Avenue, the joint front corner of Lots 39 and 40 and running thence along Poinsett Avenue, N 63-10 W 70 feet to an iron pin at the corner of Lot 38; thence with Lot 38 as the line, S 26-59 W 172½ feet to an alley; thence with said alley, S 63-01 E 70 feet to the joint rear corner of Lots 39 and 40; thence with the line of Lot 40, N 26-59 E 172½ feet to the beginning corner.

The property above described is the same as conveyed to Eva E. Chandler by deed recorded in Deed Book 38 at page 556. Eva E. Chandler died testate on April 15, 1966 leaving the within described property to W. A. Chandler for life with the remainder to her sons, W. A. Chandler, Jr. and John F. Chandler. John F. Chandler and W. A. Chandler, Jr. have been appointed as attorney in fact for W. A. Chandler, Sr. as shown by the Power of Attorney recorded on even date.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.