

FILED
GREENVILLE, S. C.
MAR 7 1 50 PM '72

MORTGAGE OF REAL ESTATE GREENVILLE, S. C. - GREEN, S. C. BOOK 1224 PAGE 561
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
Purchase Money MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, Leonard S. Chace, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto William P. and Martha C. Anderson

(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 Eighteen Thousand and No/100ths Dollars (\$18,000.00) due and payable

in ten (10) equal, successive, annual installments of One Thousand Eight Hundred and No/100ths (\$1,800.00) Dollars each, beginning one (1) year from date, and a like payment on the same day of each year thereafter, until paid in full,

on unpaid principal balances at the same time as the afore-said principle payment.
with interest thereon from date at the rate of seven per centum per annum to be paid:

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, on the Westerly side of Andrews Street (formerly Poplar Street (Avenue)), near the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by Piedmont Engineering Service, dated June 24, 1949, entitled "Property of Greenville Loom Reed Co.", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book V at page 177, the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Andrews Street (formerly Poplar Street (Avenue)), and a 20 foot alley, which iron pin is located 208 feet, more or less, in a Southeasterly direction from the southerly edge of the right of way for Easley Bridge Road (240 feet, more or less, from the center line of Easley Bridge Road) and running thence with the Southerly side of said Andrews Street (formerly Poplar Street (Avenue)) S. 40-0 E. 200 feet to an iron pin; thence S. 38-27 W. 210 feet to an iron pin; thence N. 40-0 W. 200 feet to an iron pin on the Southerly side of a 20 foot alley N. 34-0 E. 75.2 feet to an iron pin; thence continuing with the Southerly side of said alley N. 41-0 E. 135 feet to the point of beginning.

This is the identical property conveyed to Leonard S. Chace, III by deed of William P. and Martha C. Anderson dated of even date and to be recorded herewith.

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.