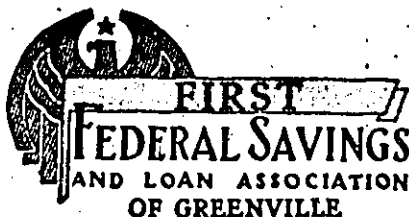


FILED
GREENVILLE, CO. S. C.

JUL 25 2 16 PM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1242 PAGE 331



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

R. V. Chandler & Co., Inc.

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Eighty Thousand and no/100----- (\$ 80,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not include a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Six Hundred

Forty-Four and 48/100---- (\$ 644.48) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, containing seventy-four (74) acres, more or less, according to survey and plat of H. S. Brockman, Surveyor, dated July 10, 1935 and having the following courses and distances, to-wit:

BEGINNING at a beech on bank of Reedy River, and running thence N. 48-38 E. 2608 feet to an iron pin on road; thence S. 4-04 W. 1728 feet to stone and pin; thence S. 85-55 E. 611 feet to beech on branch; thence down said branch, S. 37-52 W. 906 feet to bend; thence S. 21-53 W. 625 feet to mouth of branch and Reedy River; thence up said River, N. 52-00 W. 115 feet to angle; thence N. 66-00 W. 200 feet to angle; thence N. 53-08 W. 519.6 feet to angle; thence N. 41-51 W. 661 feet to angle; thence N. 33-15 W. 187 feet to angle; thence N. 59-15 W. 285 feet to angle; thence N. 66-45 W. 192 feet to the beginning corner; bounded now, or formerly by lands known as the Oswald Lands, the Bagwell-land and the lands of Jim Lewis. This being the same land conveyed to C. R. Turner, Jr. by deed recorded in Deed Book 622 at page 135.

TRACT NO. 2:

ALSO: ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, and containing one acre, more or less, and having the following courses and distances, according to survey made by W. J. Riddle, Surveyor, April, 1926:

BEGINNING at a stone corner of Andrew's and Sallie Jackson's land and running thence with Sallie Jackson's line N. 59 W. 200 feet to stone, formerly Rhoda L. Foster Land; thence S. 48 W. 237.5 feet to stone; thence S. 55 E 200 feet to stone; thence with Andrew's line N. 48 E. 237.5 feet to the beginning corner. This being one of the two lots conveyed to C. R. Turner, Jr. by deed recorded in Deed Book 784 at page 255.

TRACT NO. 3

ALSO: ALL that piece, parcel or lot of land containing one acre, more or less, now or formerly adjoining land of H. A. Graffity, Henrietta Jackson and Rhoda

(continued on page 4 hereof)

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