

FILED

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

2 2 10 PM '17

MORTGAGE OF REAL ESTATE

REGULATIONS
COMPLIED
S. C.

DORRIS S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

Whereas

STANLEY L. CHANDLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE PEOPLES NATIONAL BANK, Simpsonville, S. C.

(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 -----

--Sixteen Thousand and no/100 ----- Dollars (\$ 16,000.00) due and payable at the rate of \$152.91 per month, including interest at eight (8%) per cent, payments to be made first to interest and then to principal,

with interest thereon from date at the rate of eight (8%) 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, in Oaklawn Township, and being known and designated as tract number five of a plat of the H. T. Rice lands, and containing fifteen acres, according to said plat; said plat being of record in the RMC Office for Greenville County, S.C. in Plat Book "E" at page 177 (for a more complete description see said plat).

ALSO: All that certain piece, parcel or tract of land situate, lying and being in Oaklawn Township, County of Greenville, State of South Carolina, and containing twenty-eight and one-half (28½) acres, more or less, and lying by lands now or formerly of J. L. Stone, Mrs. H. T. Rice, Jim Martin, Old Hundred School land and others, and being the same tract of land conveyed to S. V. Chandler by W. H. Delk by deed bearing date January the 20th A.D. 1910, and recorded in office of RMC for said County in Volume 5 at page 527.

The above description represents the property conveyed herein less 5.24 acres conveyed by J. W. Chandler to J. Moncrief King. Deed to Mr. King is recorded in the RMC Office for Greenville County in Deed Book 504 at page 261.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.