

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1288 PAGE 491

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. E. CHANDLER, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. T. GARRISON

(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

----- TWENTY-THREE THOUSAND AND 00/100 ----- Dollars (\$ 23,000.00) due and payable

Three Thousand and 00/100 (\$3,000.00) Dollars on each June 30 beginning on June 30, 1974, until paid in full; together

with interest thereon from Date at the rate of 6% per centum ~~per annum~~ semi-annually on each June 30 and December 31.

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:

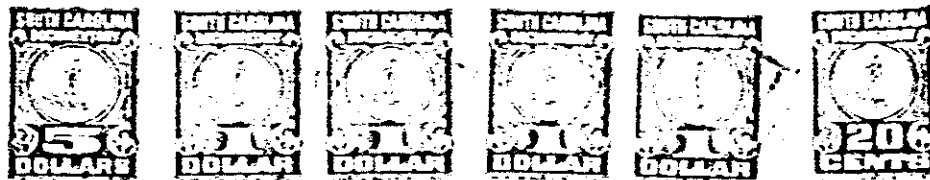
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, consisting of approximately 36 acres and being more particularly described as follows:

BEGINNING at a point in the center of the Greenville County road known as the Oaklawn Camp Road and running thence S. 40-00 W. 1084 feet to a point; thence turning and running N. 53-00 W. 1451 feet to a point; thence turning and running N. 43-00 E. 1544 feet to a point near the edge of Garrison Road; thence turning and running S. 39-15 E. approximately 237 feet to a point; thence running S. 55-28 W. 456.6 feet to a point in the center of said county road; thence running with the center of the said county road S 56-09 E. 244 feet to a point; thence S. 57-24 E. 400 feet to a point; thence S. 50-16 E. 429.3 feet to a point; thence S. 56-02 E. 187.6 feet to the point of beginning.

This is the same 44 acre tract of land conveyed to John T. Garrison by Flora L. Garrison wherein she conveyed her undivided half interest by deed dated March 21, 1947, and recorded in the R.M.C. Office for Greenville County in Deed Book 309 at Page 359, with the exception of prior conveyances of portions of said tract as specified in the succeeding paragraph herein. Further reference is also made to deed dated June 12, 1925, recorded in Deed Book 117 at Page 295.

The exception in the preceding paragraph refers to the following conveyances recorded in the R.M.C. Office for Greenville County: Deed Book 725 at Page 518; Deed Book 798 at Page 52; Deed Book 808 at Page 107; Deed Book 847 at Page 472; Deed Book 852 at Page 197; Deed Book 852 at Page 194.



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 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 whosoever lawfully claiming the same or any part thereof.

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