

STATE OF SOUTH CAROLINA, GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

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 R. V. CHANDLER AND COMPANY, INCORPORATED

(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 -----

-----TWELVE THOUSAND AND NO/100-----Dollars (\$ 12,000.00) due and payable

with interest thereon from May 17, 1974 at the rate of 8% per centum per annum, to be paid:
ON DEMAND

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~~

All that piece, parcel, or lot of land situate, lying and being in the town of Mauldin, County of Greenville, State of South Carolina, and being known and designated as part of Lot 8 of "Property of C. E. Robinson, Jr.," on a plat prepared by Carolina Engineering & Surveying Co., Greenville, South Carolina, dated February 2, 1962, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX at Page 175; and as shown on a plat of "Property of R. V. Chandler, Jr.," prepared by C. O. Riddle, Reg. L.S. 347, dated April 1974, to be recorded in the RMC Office for Greenville County, South Carolina, having the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the south edge of Jenkins Street, said point being located at the end of the common boundary line of the property of the Grantor and Lee P. Ward, Sr., and running thence N. 74-52 E. 44 feet to an iron pin; thence running S. 17.58 E. 125 feet to an iron pin; thence running S. 74-52 W. 43.9 feet to an iron pin; thence running N. 18-00 W. 125 feet to the edge of Jenkins Street, the point of BEGINNING.

This mortgage is Junior in Lien to that certain mortgage given to Southern Bank & Trust Company in the amount of \$36,000.00, dated May 17, 1974.



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 whomsoever lawfully claiming the same or any part thereof.

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