

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS R. V. Chandler & Co., Inc.

hereinafter referred to as Mortgagor, is well and truly indebted unto

Marguerite S. Glenn

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 **Eleven Thousand Five and No/100ths**-----

Dollars \$11,005.00 due and payable

Three Thousand Six Hundred Sixty-Eight and 33/100ths (\$3,668.33) Dollars plus interest on the 10th day of January, 1976, and Three Thousand Six Hundred Sixty-Eight and 33/100ths (\$3,668.33) Dollars plus interest on the 10th day of January, 1977, and with a final payment of Three annually (cont'd on back)

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,**

ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, containing two acres, more or less, and known as Tract No. 2 of the property of J. E. Johnson as shown by survey and plat of same made by W. J. Riddle, Surveyor, July, 1948, and according to said plat, more particularly described as follows:

BEGINNING at an iron pin on the eastern side of the C & WC right of way, at the corner of the Davis Property, and running thence along the eastern side of said right of way, N 17-38 W 82.7 feet to stake at corner of tract No. 1 shown on said plat; thence along line of said Tract No. 1, N 76-44 E 550.7 feet to stake; thence S 41-21 E 365.8 feet to stake; thence S 80-13 W 307.7 feet to an iron pin; thence N 15-36 W 212.5 feet to stake; thence S 76-34 W 204.7 feet to the point of beginning. This is the same property conveyed to the Mortgagor by Marguerite S. Glenn by deed to be recorded of even date 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.

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