

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 7 4 31 PM '75

JOHNIE S. TANKERSLEY
R.H.C.

PURCHASE MONEY MORTGAGE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILTON M. CHANDLER AND MARY ANNE CHANDLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto BENNI K. ADDYMAN, AS TRUSTEE FOR W. A. KNIGHT, JR., MARGARET ELAINE SUTHER, MOLLY K. PHILLIPS AND BENNI K. ADDYMAN

(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 THREE THOUSAND EIGHT HUNDRED AND NO/100 --

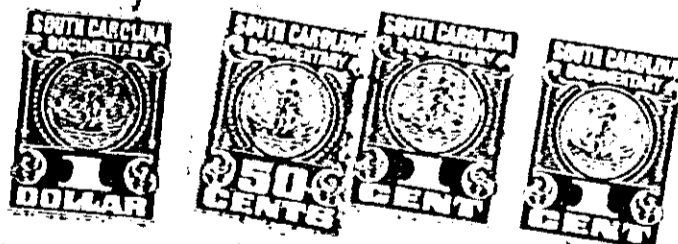
Dollars (\$ 3,800.00) due and payable

in sixty (60) consecutive monthly installments of Seventy Seven and 06/100 (\$77.06) Dollars each, beginning thirty days from date and continuing until principal and interest have been paid in full. Such monthly payments shall be applied first to interest, balance to principal. Mortgagors shall have privileges of pre-payment or anticipation at any time with interest thereon from date at the rate of eight per centum per annum, to be paid Monthly without penalty

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, lying on the northeasterly side of Stenhouse Road and containing a total of 2.54 acres as shown on Plat of Property of Ruby Margaret Knight, dated August 1975 and recorded in Plat Book 5N at page 50 and reference is hereby made to such recorded plat for a specific description of the property hereby conveyed.



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.