

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 1 11 31 AM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEROY CANNON, ALLINE CANNON AND ANN W. GARRIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILTON M. CHANDLER

(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 THIRTY THOUSAND AND NO/100

Dollars (\$ 30,000.00) due and payable
at the rate of \$750.00 plus accrued interest on the 1st day of August, 1977, and an equal amount, plus accrued interest each six months thereafter until paid in full.

with interest thereon from _____ date _____ at the rate of EIGHT (8%) per centum per annum, to be paid: semi-annually

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 Fairview Township, being known as Tract No. 2 and Tract 3 on a survey of David T. Peden Lands by J. A. Adams, Surveyor, with one tract containing 120 acres, more or less, and the other tract containing 74 acres, more or less, and with the perimeter of the two tracts which are contiguous, being described as follows:

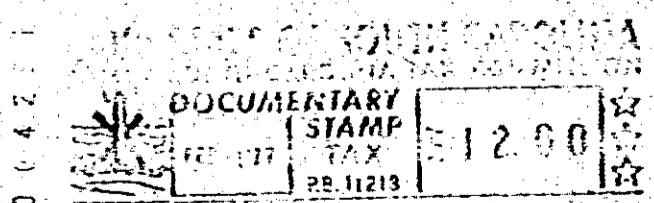
BEGINNING at a point on the Reedy River with said point being the most northwestern portion of said tract and running thence with other lands of Peden, N. 70-00 E., 2,824.8 feet to the joint corner of the interior line of the two tracts herein conveyed and thence continuing N. 69-30 E., 640 feet to a point; thence running due South, 4,277 feet to a point; thence running N. 84-30 W., 1,181 feet to a point at the joint corner of the common interior lines of the two tracts herein conveyed; thence running S. 84-30 W., 719 feet to a point on the Reedy River; thence following the meanders of the Reedy River, with the center thereof being the line, in a northeasterly direction to the point and place of beginning.

LESS, HOWEVER: ALL that certain piece, parcel or lot of land on the eastern side of Terry Road, containing 14 acres, more or less, and according to a plat entitled "Property of Leroy Cannon, Alline Cannon and Ann Garris" by Dunn and Keith, RLS, dated January 20, 1976, having the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center of Terry Road, joint corner of property of Marion and Jack Mitchell and running thence with the Mitchell line, N. 73-16 E., 625.8 feet to an iron pin; thence with line of J.A. Adair property, S. 02-16 W., 1373.2 feet to a point in center of Terry Road; thence with the approximate center of Terry Road, in a northerly direction, to the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Mortgagee, recorded February 1, 1977 in Deed Book 1050 at page 368 less 14 acres excluded from this mortgage lien and is given to secure a portion of the purchase price.

Mortgagee's address:
Rt. 3, Standing Springs Rd.
Simpsonville, S.C. 29681



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 as lawfully claiming the same or any part thereof.

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