

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 31 2 32 PM '77  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MADELINE HAYNSWORTH CHANDLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE SOUTH CAROLINA NATIONAL BANK

(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

Fifty-six Thousand and No/100

Dollars (\$56,000.00) due and payable

with interest thereon from April 1, 1977 at the rate of 9½ per centum per annum, to be paid in monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1987.

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 as follows:

ALL that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, with the buildings and improvements thereon, shown and designated on plat of property of Q. A. Morrison sold to Madeline Chandler on Tubbs Mountain, prepared by Terry T. Dill, C.E. and L.S., dated May 2, 1963, recorded in the office of the R.M.C. for Greenville County in Plat Book "WW", Page 495, and being more particularly described with reference to said plat as follows:

BEGINNING at a point on the southwestern corner of said tract near the intersection of the Tubbs Mountain Road and other road and running thence along said Tubbs Mountain Road and property now or formerly of McCauley, N. 1-55 E. 269 feet to a point; thence N. 12-30 E. 203.3 feet to a point; thence N. 33-00 E. 335.3 feet to a point in said road; thence turning and running N. 53-45 W. 23 feet to a point on the edge of said road; thence N. 48-05 W. 172 feet to a point; thence N. 43-45 W. 372 feet to an iron pin; thence turning and running along the common boundary of the property herein conveyed and properties now or formerly of Jones and Goldsmith, N. 74-45 E. 1815 feet to a point; thence turning and running along the common boundary of property herein conveyed and properties now or formerly of Rice, grantor and Hunt, S. 1-02 W. 508 feet to a point; thence S. 6-06 E. 448 feet to a point; thence S. 5-44 W. 342 feet to a point on top of ridge; thence turning and running N. 82-00 W. 119 feet to a point; thence turning and running S. 15-00 W. 233.4 feet to a point on edge of road; thence S. 15-00 E. 214 feet to an iron pin; thence turning and running S. 74-38 W. 911.8 feet to an iron pin; thence N. 60-45 W. 668 feet to the point of beginning, containing 55.35 acres, more or less.

LESS HOWEVER approximately two acres of said property consisting of two triangular parcels located on the south side of the unnamed road on the southern boundary of the property adjacent to the land now or formerly owned by Paul Hunt, and being more particularly described in Plat of property of Paul Hunt prepared by W. R. Williams, Jr., engineer/surveyor, and dated January 10, 1977 to which reference is hereby craved.

This being a portion of the property conveyed to Madeline Haynsworth Chandler by deed of Q. A. Morrison dated June 4, 1963, and recorded in the R.M.C. Office for Greenville County, South Carolina on June 5, 1963, in Deed Book 724 at Page 309.

The lien of the Mortgagee herein is junior and subordinate to that Mortgage of Liberty Life Insurance Company of March 13, 1964, in the original amount of \$40,000.00, said Mortgage being recorded in the RMC Office for Greenville County, South Carolina in REM Book 952 at Page 194.

Mortgagor agrees to provide Mortgagee with annual financial statements until this Mortgage is paid in full.

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 whatsoever lawfully claiming the same or any part thereof.

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