

Mortgagee's Address: R. V. Chandler and Company, Inc.
301 Rutherford St.
Greenville, SC 29609

MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. - Office of the Recorder of Deeds, Greenville, S. C. - Notarized by: [unclear], Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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DONNE S. TANKIN, CLERK

BOOK 1403 PAGE 839

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GREENVILLE COMMERCIAL INVESTORS, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto R. V. CHANDLER AND COMPANY, INC.

(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 SIXTY THOUSAND FIVE HUNDRED

AND NO/100 ----- DOLLARS (\$ 60,500.00),

with interest thereon from date at the rate of 8 1/2 per centum per annum, said principal and interest to be repaid:

\$525.00 per month, including principal and interest computed at the rate of 8 1/2 per cent per annum, the first payment being due August 1, 1977, and a like payment being due on the first day of each month thereafter for a total of twenty (20) years.

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DOCUMENTARY
STAMP
2420
ES.11218

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, on the eastern side of

Murray Drive in the City of Mauldin, being shown as Lot No. 1 and Lot No. 2 on a plat of the property of J. E. Johnson, dated July 1948, prepared by W. J. Riddle, recorded in Plat Book YYY at page 51 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the C & W.C. Railroad right of way at the corner of property now or formerly belonging to Green and running thence with the Green property N 83-08 E 623.5 feet to an iron pin at the corner of property now or formerly belonging to Austin; thence with the Austin property S 0-25 E 75 feet to an iron pin; thence still with the Austin property S 4-11 E 287.2 feet to an iron pin at the corner of property now or formerly belonging to Shaver; thence with the Shaver property S 80-13 W 330.7 feet to an iron pin; thence N 15-36 W 212.5 feet to an iron pin at the corner of property now or formerly belonging to Davis; thence with the Davis property S 78-34 W 204.7 feet to an iron pin; thence N 17-38 W 188.4 feet to the point of beginning.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being shown on a plat thereof prepared by W. R. Williams, Engineer, February 1971, recorded in Plat Book 6 F at page 77, and having, according to said plat, the following metes and bounds, to-wit:

(continued on back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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