

MORTGAGE OF REAL ESTATE

BOOK 1443 PAGE 155

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

207811

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

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WHEREAS, I, Annie M. Chambers

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

Southern Bank and Trust Company, Piedmont, S.C.

(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

Seven thousand one hundred twenty-nine and 88/100----- Dollars (\$7,129.88) due and payable in ninety-six (96) monthly payments of \$104.47 each , to be applied first to interest with balance to principal, the first of these being due on September 15, 1978 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 9 per centum per annum, to be paid: monthly

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

ALL that piece, parcel or lot of land with all improvements thereon situate , lying and being in Grove Township , Greenville County , State of South Carolina , containing 42 acres more or less, known and designated as part of the J. A . Garrett property , more particularly described as follows :

BEGINNING at iron pin in middle of public road adjacent to property herein conveyed on East and running thence along middle of said road in a northeasterly direction 1125 feet more or less, to stake in middle of said road ; thence N. 78 W. 168.75 feet more or less to stone ; thence N. 61 W 775.5 feet to Poplar on branch ; thence in Southwesterly direction with branch as the line 1650 feet to stone on branch ; thence S. 70 E. 2066.25 feet more or less, to the point of beginning .

The property herein conveyed is bounded on East by Public Road , on North by property of McCuen , on West by Branch and on South by property of Coker and is portion of property conveyed to W. C. Adams by J. A. Garrett by deed dated February 21, 1945 , recorded in the Greenville County RMC Office in Deed Book 272 , Page 315 .

This being the greater portion of the property conveyed to Edward O. Chambers by E. Inman, Master, in Deed Book 370, page 207 , on January 14, 1949. Edward O. Chambers died intestate February 24, 1977 and according to the records of the Probate Judge's Office for Greenville County in Apartment 1460 , File 24 , he left as his sole heirs at law Annie M. Chambers, his wife and the grantor herein, and Eddie Chambers, Joseph R. Chambers, Thomas R. Chambers , and Kim Chambers .

Less, however, 3.50 acres having been sold off to Joseph L. and Jane P. Hale , said tract having been sold off being 200 x 755 x 200 x 755 .

This is the same property conveyed by deed of Eddie Chambers, Joseph R. Chambers, Thomas R. Chamber and Kim Chambers to Annie M. Chambers , deed dated July 31, 1978 recorded in the Office of RMC for Greenville County in Book 1086 , Page 592.



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 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 otherwise dispose of 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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