

MORTGAGE OF REAL ESTATE

Mortgagee's address: P. O. Box 485
Travelers Rest, S. C. 29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1450 PAGE 759

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Irene Kelly Chandler, Cardno Campbell Ashworth and Christopher Kelly Ashworth, (hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest,

(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 Fifteen Thousand and no/100-----

----- Dollars (\$ 15,000.00) due and payable in equal monthly installments of \$152.14 each, with the first payment being due and payable on the 5th day of December, 1978, and each successive payment being due on the 5th day of each month thereafter, until paid in full,

with interest thereon from date at the rate of 9.0 per centum per annum, to be paid: Interest is computed in above monthly installments.

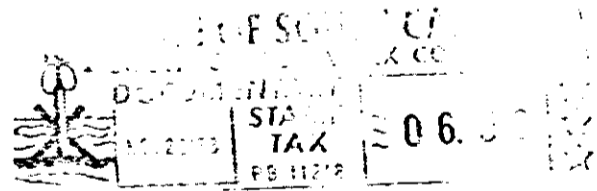
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being known and designated as Lot No. G, of North Hills, according to plat of said property, made by Dalton & Neves, and recorded in the R. M. C. Office for Greenville County in Plat Book H, at page 90, and having a frontage on Elizabeth Street of 150 feet, and on Garraux Street of 40 feet, and having the following metes and bounds, to-wit:

Beginning at an iron pin, the corner of the eastern side of Elizabeth Street and the northern side of Garraux Street, and running thence along Elizabeth Street, N. 13-12 E. 150 feet to an iron pin on a ten-foot alley; thence along said alley, S. 66-02 E. 62.5 feet; thence S. 22-05 W. 147.8 feet to a point on Garraux Street; thence along Garraux Street, N. 66-02 W. 40 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Annelle Donkle Huffman, Eloise D. Wells Atkinson, Kathleen D. Wilson and Isaac L. Donkle, Jr., dated November 16, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1692, page 301.



At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagors shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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 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.

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