

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CO. S.C.  
FILED  
SEP 15 1 17 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, Chastain Electrical Contractors, Inc., a Corporation duly organized and existing under the Laws of the State of South Carolina (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 Fifteen thousand and no/100----- Dollars (\$15,000.00 ) due and payable

in one hundred twenty ( 120 ) monthly payments of \$206.64 each , to be applied first to interest with balance to principal, the first of these due on October 10 , 1980 with a like amount due on the 10th day of each calendar month thereafter until entire amount of note is paid in full.  
with interest thereon from \_\_\_\_\_ date at the rate of 11 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

Greenville, containing 3.50 acres, more or less, located on Augusta Road, about three and one-half miles from Piedmont according the the plat of property of Moonville Methodist Church , Moonville, S. C., formerly Augusta Road Methodist Church , Moonville, South Carolina made by C. O. Riddle, Engineer, March 6, 1959 , having the following metes and bounds :

BEGINNING at an iron pin , joint corner of property of Moonville Methodist Church and Mrs. Hammond and running thence with said Hammond line, South 58-00 East 1049.35 feet to an iron pin ; thence North 32-00 East 142.05 feet to an iron pin ; thence North 58-00 West 1097.35 feet to an iron pin on East side of Augusta Road ; thence with the East side of said road South 13-15 West 150 feet to the iron pin , the point of beginning .

Said deed to property being recorded in Office of R. M. C. for Greenville County in Book 1081 , page 941 , deed of W. B. Bennett, Jr., et al , dated and recorded May 26, 1978 .

This will be a Junior Lien to our first mortgage in the amount of \$13,010.24 dated June 15, 1978 and recorded in Mortgage Book 1436 at page 268 in the Office of R.M.C. for Greenville County .



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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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