

MORTGAGE OF REAL ESTATE -

GREENVILLE COUNTY, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

3-1 PH '81 MORTGAGE OF REAL ESTATE  
JOHN B. LONG, JR. & JEANNETTE C. LONG  
MADELINE H. CHANDLER ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1534 PAGE 211

WHEREAS, ANN C. CHANDLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto MADELINE H. CHANDLER

(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  
Fourteen Thousand and No/100 ----- Dollars (\$ 14,000.00 ) due and payable

in monthly payments of One Hundred Fifty and 45/100 Dollars (\$150.45) commencing April 1, 1981, and due the first of each month thereafter for fifteen (15) years

with interest thereon from date at the rate of 10% per centum per annum, to be paid: as set forth above.

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 Western and Northern side of Rodney Avenue near the City of Greenville, being known and designated as Lot No. 47 as shown on a plat of Property of J. P. Rosamond, prepared by J. E. Rosamond, Engineer, dated April, 1931, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H at Page 186, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Rodney Avenue at the joint corner of Lots Nos. 5 and 47, said pin being 168.3 feet in a Southwesterly direction from the Southwestern corner of the intersection of Rodney Avenue and Franklin Road, and running thence with the line of Lot No. 5 N. 53-47 W. 50 feet to an iron pin; thence with the line of Lot No. 6 N. 64-45 W. 53 feet to an iron pin at the joint corner of Lots Nos. 46 and 47; thence with the line of Lot No. 46 S. 25-15 W. 153 feet to an iron pin on the Northern side of Rodney Avenue; thence along the curvature of Rodney Avenue, 181.5 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of John B. Long, Jr. and Jeannette C. Long, recorded in the R.M.C. Office for Greenville County, South Carolina simultaneously herewith.

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RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
MARCH 1 1981 10 55 AM

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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.

GREENVILLE OFFICE SUPPLY CO. INC.

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