

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, George H. Theis

(hereinafter referred to as Mortgagor) is well and truly <sup>JOANNE S. WINKERS LEBBY</sup> unto Mazie K. 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 Eight thousand and no/100 Dollars (\$ 8,000.00 ) due and payable in one hundred twenty ( 120 ) monthly payments of \$105.73 each, to be applied first to interest with balance to principal, the first of these due and payable on August 15, 1981 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 10 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 certain piece, parcel or lot of land situate , lying and being in the State of South Carolina , County of Greenville, being shown and designated as Lot 52 of the Piedmont Mfg. Co . , as shown on plat entitled " Property of Piedmont Mfg. Co., Greenville County " prepared by Dalton & Neves, dated February , 1950 , Sections 3 and 4 of said plat are recorded in the RMC Office for Greenville County in Plat Book Y at Pages 2 - 5 , inclusive and 6 - 9 , inclusive , respectively . According to said plat the within described lot is also known as 17 Liberty Street and fronts thereon 100 feet .

This is the same property conveyed to Mazie K. Chandler by deed of J. P. Stevens & Co., Inc., recorded July 21, 1950 in Deed Book 414 at Page 287 of the RMC Office for Greenville County ; and inherited under the Will of her husband , William G. Chandler who died January 25 , 1977 as seen in the Probate Court records for Greenville County , Apt. 1453 , File 24.

This property is conveyed subject to all easements , restrictions , zoning ordinances and rights of way of record, or on the ground , which may affect said lot .

This is the same property conveyed to George H. and Joanne Theis by deeds of Mazie K. Chandler , Wilma C. Fletcher , James W. Chandler and Arthur B. Chandler dated July 14, 1981 , recorded in the Office of R.M.C. for Greenville County in Book 011500 , Page 705 .

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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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