

Vol. 1553 p. 714

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

May 20 1 02 PM '84

WHEREAS, Earl J. Rathburn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Helen V. K. Chandler
120 Brockman Drive
Mauldin, S.C. 29662

(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 Eighteen Thousand and no/100

----- Dollars (\$ 18,000.00) due and payable

in one hundred twenty (120) equal monthly installments of Two Hundred Thirty Seven and 88/100 (\$237.88) Dollars each, beginning on the 5th day of May, 1984, and continuing on the same day of each month thereafter

~~with interest thereon~~ ~~at the rate of~~ ~~ten percent (10%) per annum~~
until paid in full. Interest is included in said payment at the rate of ten percent (10%) per annum.

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 located on the northeasterly side of S.C. Highway #8, being known as Tract No. 2 on plat of property owned by Mrs. S.M. King, located between Pelzer and the Ware Place, said plat being prepared by John C. Smith, RLS, dated June 4, 1982, containing, according to said plat 9.30 acres, more or less, said plat being recorded in Plat Book 9-M, at page 27, in the RMC Office for Greenville County, S.C.

This being the same property conveyed to the mortgagor herein by deed of the mortgagee herein, said deed to be recorded herewith.

The loan secured by this mortgage may not be assumed without the express approval of the mortgagee.

Mortgagor herein will receive a \$2,000.00 discount if the amount secured hereby is paid in full within twelve (12) months.

The mortgagee herein grants the mortgagor herein a 45 day grace period should the mortgagor become delinquent in any payments required hereunder.

SCTO -----3 MR26 84 094

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP TAX \$ 07.20
RECORDED

0714

4328-RV-2

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 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.