

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MR 18 10 59 AM '77

MORTGAGE OF REAL ESTATE

DONNE S. STANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, We, EARL M. CHANDLER and SHARLYNE H. CHANDLER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THEO HILL ENTERPRISES, INCORPORATED

(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 TWENTY-SIX THOUSAND AND NO/100-----

----- Dollars (\$ 26,000.00) due and payable
at the rate of One Hundred Eighty-Six and 42/100 (\$186.42) Dollars per month
with the payments commencing on the 1st day of May, 1977 and continuing
thereafter on the 1st day of each and every month until paid in full

with interest thereon from _____ date _____ at the rate of SIX (6%) 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, and being Lot No. 50 of Glendale Subdivision, Section III, as shown and recorded in Plat Book 4R, at Page 84 and recorded on July 26, 1974, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on Fargo Street at the intersection of Lots 49 and 50, and running thence along the common line of said lots, N 48-41 W 135 feet to a point; thence N 24-04 E 146.2 feet to a point; thence S 65-56 E 126.7 feet to a point; thence following the curve of Fargo Street, the chord of which is S 12-19 E 71.2 feet to a point; thence continuing along the edge of Fargo Street, S 41-19 W 135 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of even date from Rosamond Enterprises, Inc. and recorded in the RMC Office for Greenville County in Deed Book 1054, Page 729.

RECORDED
1977 MAY 10 10 40
R.M.C.

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.

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