OREENVILLE CO.S. C. MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. 3001 1372 PAGE 413

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JEL 9 2 48 PH '7E

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEYTO ALL WHOM THESE PRESENTS MAY CONCERN:

8 M.C.

WHEREAS,

ROY L. MCKEE

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

WILTON M. 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

in monthly payments of \$50.00 for a period of ten (10) years, beginning August 1, 1976, with no interest

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 furiller sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, State of South Carolina, in Austin Township, being in the Town of Simpsonville, on the South side of Trade Street, and containing 1/5 of an acre, more or less, with a frontage of 50 feet on Trade Street; on the rear line of 65 feet more or less, bounded on the North by said Trade Street; on the East by lands, now or formerly, of F. M. Todd, and on the South and West by Woodside Cotton Mills. The lot extends from Trade Street back to the lot of land sold by Russell E. Thackston to Woodside Cotton Mill Company, recorded in Deed Volume 328 at page 263. This lot extends back to a point approximately 20 feet from the railroad right of way on the East side of said lot and approximately 50 feet from said right of way on the West side of said lot.

ALSO: All that certain piece, parcel or lot of land and improvements thereon, situate, lying and being in the Woodside Mills Village in the Town of Simpsonville, Greenville County, State of South Carolina, and being more particularly described as Lot No. 118 as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, S.C.", made by Piedmont Engineering Service, Greenville County, State of South Carolina, dated February, 1953, and recorded in the RMC Office for Greenville County in Plat Book GG at page 5. According to said plat, the within lot is also known as #6 Second Street and fronts thereon 81 feet.

Being the same property conveyed to the mortgagor herein by mortgagee by deed of even date herewith, to be recorded.



Together with all and singular rights, members, heredituments, 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 an i 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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