

NTC.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1223 PAGE 199

MORTGAGE OF REAL ESTATE

FEB 23 1 28 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, VIVIAN ANN MANLEY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MINNIE B. SELLERS

(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 **FOUR THOUSAND TWO HUNDRED AND NO/100 (\$4,200.00)**
----- Dollars (\$ 4,200.00) due and payable

\$71.61 per month for six (6) years, with each payment applied first to payment of interest and balance to principal and to continue until six years from date, when the remaining unpaid balance becomes due and payable in full,

with interest thereon from date at the rate of seven 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, located on the East side of Fourth Avenue in Section 2 of Judson Mills Village and being known and designated as Lot No. 21 of Judson Mills Village according to a plat made by Dalton & Neves, Engrs., dated November, 1939, and recorded in the RMC Office for Greenville County in Plat Book K, at page 25, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the East side of Fourth Avenue, 80 feet South of the Southeast corner of the intersection of Fourth Avenue and Sixth Street and running thence with Fourth Avenue, South 6-07 West 80 feet to an iron pin, joint corner of Lots 20 and 21; thence with line of Lot 20, South 83-53 East 122 feet to an iron pin, joint rear corner of Lots 12 and 13; thence with the rear line of Lot 12, North 6-07 East 80 feet to an iron pin, joint corner of Lots 11 and 12 and 21 and 22; running thence with line of Lot 22, North 83-53 West 122 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.