STATE OF SOUTH CAROLINA 15 3 30 PH 171 COUNTY OF GREENVILLENIE S.TANGERSE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. T. and Joanna K. Sanders

(hereinafter referred to as Mortgagor) is well and truly indebted un to Fritz W. Mann (same as Frederick W. Mann) and Sheila T. Mann

(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 Forty-six Thousand and no/100 (\$46,000.00)-----______ Dollars (\$46,000.00) due and payable

\$500.00 per month to apply first to interest, then to principal, with first payment due February 1, 1977 and each subsequent payment due on the 1st of each ensuing month until paid in full.

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with interest thereon from date at the rate of

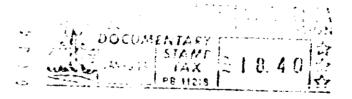
per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or In 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 as-

containing 2.35 acres
"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, beginning at a point in the center of Stokes Road at the joint front corner of the herein conveyed property and the property of J. O. Gresham, Un. Estate and running along the center of Stokes Road S. 87-42 E. 178.6' to a point; thence Continuing along the center of the road N. 75-21 E. 100' to a point; thence continuing along the center of the road N. 63-37 E. 276.4' to a spike; thence N. 34-49 W. 334.6' to an iron pin; thence S. 38-35 W. 531.8' to the beginning point.

This being the same property conveyed to William T. and Joanna K. Sanders this date by Fritz W. Mann and Sheila T. Mann, and recorded January 5, 1977.



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 thereform, 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.